

1693 Marked Tree Road, Gundaroo, NSW 2620



Sold Lifestyle

Friday, 10 November 2023

1693 Marked Tree Road, Gundaroo, NSW 2620

Bedrooms: 4

Bathrooms: 2

Area: 123 m2

Type: Lifestyle



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Contact agent

The unassuming entrance to this property belies the hidden gem that awaits you. Picturesque hardly describes the beauty 'Spring Hill' has to offer over every season. The last 20 years of ownership has seen construction of this enviable home & infrastructure nestled into a stunning valley which forms the upper tributary of Gundaroo Creek, one of the most beautiful stretches of permanent sandy creeks we have seen. As you drive in from the road front you gradually fall to Gundaroo creek and cross over a well-preserved historic bridge before leading back up to the house improvements. The main residence is positioned on an elevated north-easterly oriented site which takes advantage of towering box trees before entering the parklike lawn and garden surrounds. The solar passive design of the home and deciduous treed surrounds works together for sun drenched living areas in the colder winter months and well protected shaded garden, and cool living areas in the summer months. The home exudes quality throughout while retaining a homely feel. Upon entry you'll immediately be aware of the light and volume created by the full height double glazed windows and large north facing living areas. The open plan living area flows off a gourmet quality kitchen with a formica benchtop, 6 Plate induction cooktop, wall oven, 2 draw stainless steel dishwasher and a large walk-in pantry room. A spacious home office with built in cabinetry will cater to the home based business or entrepreneur, while the adjoining master suite offers luxury quality ensuite with a view from the spa bath and a walk-in-robe that any woman would love, the master bedroom also benefits from full length doubled windows which allows for sundrenched mornings and beautiful outlook over the garden and rural vista beyond. There are 2 further bedrooms and main bathroom to cater for children or a guest wing, however the accommodation does not stop there. Connected to the main residence via a landscaped breezeway is a spacious studio or teenagers retreat, being fully lined and tiled in an identical style to the main residence. Perhaps the biggest feature of the property is the enclosed Orchard and Vegetable Garden with an extensive variety of fruit and vegetables grown year round. The remainder of the farm and 305 acres provides a lovely combination of semi cleared grazing land combined with beautiful natural bush. This provides a wildlife haven with approximately 1km of creek frontage. In addition, there are 4 main dams and water is pumped to a header tank and part reticulated trough water supply. The native pasture comprises red grass, microlaena, clover and some rye grass, making this ideal for livestock or equestrian uses, and much of the infrastructure work has been done. There are excellent quality steel Sheep and Cattle Yards plus Hundreds of metres of Kangaroo proof fencing help form 6 paddocks, all of which are accessible by gravel road and laneway. The oversize double garage and 4 bay machinery shed provide ample storage and there is a further workshop and chemical store. Location is private yet so convenient. It is only 8 minutes to Collector and the Federal Highway, while Canberra is just 35 minutes drive and the centre of Sydney is obtainable within just 2 ½ hours. Packages of this quality and location are few and far between. A combination of grazing on granite soils, timbered hills and trails, creek frontage and terrific infrastructure combine to make this a truly unique property. Don't miss your opportunity! Price Guide - \$1,500,000 - \$1,600,000 Please call Peter Reardon to find out further detail and arrange your inspection on 0413 263666.