

**1985 Burra Road, Gundagai, NSW 2722**



**Sold Lifestyle**

Friday, 8 March 2024

1985 Burra Road, Gundagai, NSW 2722

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: Lifestyle**



Marya Stylli

**\$649,000**

**SOLD FOR THE FULL ASKING PRICE !** Burra Creek is less than 19km from Gundagai, where this outstanding self-sufficient two-storey home is set on a magnificent six-acre block & is fully off-grid yet still has all the modern conveniences... In keeping with the region, the highly engaging residence is comprised of simple skillion & barn-like structures in steel & Colorbond, woven together into a complex & strikingly attractive composition... The property comes complete with all of the furnishings! -?The massive circular driveway provides a dramatic welcome, encircling an island with a rose garden & a 10-panel 3.6kW solar system-?There is a single & a double cars-pace as well as a large shed that can be used for a home business or large workshop (or for parking up to two further cars)-?A generous front porch leads into the main house, which has oversized floor tiles, timber & corrugated steel wall panels & timber ceiling lining with exposed beams, all combining to give a bright 'contemporary country' vibe-?The massive living space is mostly open except a central block comprising the staircase, storage room & pantry serves to cleverly divide the space into entry area with inbuilt storage; dining area with glass slide door that opens to deck; bright kitchen area with breakfast bar & walk-in pantry; family/sitting area with wood combustion heater & a study zone; & living area with A/C & carport access -?Also on ground level are a giant laundry with separate newly installed composting toilet, linen closets & plenty of storage; a smart bathroom with vanity, semi-frameless shower & drawer unit; & a bedroom with glass sliding door to outside -?Upstairs is a gigantic main bedroom with glorious views of the surrounding trees & mountains; raked timber ceilings; & a retreat/study area (or could accommodate a walk-in robe and/or ensuite) & can easily be divided into 2 rooms.-?The shed may be used as further accomodation for a teenager or guests. It has a kitchenette, shower & composting toilet, also handy for entertaining or using the shed as a pool/rumpus room/man cave **FURTHER HIGHLIGHTS INCLUDE:** High ceilings & ceiling fan; security doors; Internet access; mail service to door; established landscaping; garden shed; two paddocks, the front one with dog-proof fencing; & picturesque dam with yabbies. There is also enclosed caged area for dogs and a large storage container which remains with the property.**SPECIAL SUSTAINABILITY FEATURE**The house has a minimal carbon footprint on the environment. Here are some of the green features:-?Passive solar design... All windows are double-glazed; external awnings & porch protect the northern windows & the west side of the house is protected by a covered deck with views of the seasonal creek & dam. The deck leads into a delightful enclosed courtyard garden with shade cloth above. There is also double insulation in the ceiling & walls & the whole house is built to last-?The home is off the grid, using solar power with back-ups (so no power bills)-?New Eco-flo waste water management toilets, NSW health & council approved, & the shower, laundry & kitchen have their own grey water system for the garden-?The massive expanse of roofing provides good water run-off into four water tanks (total capacity of 44,000 litres) & the garden is watered using a 10,000-litre tank with its own pressure pump (so no water bills either). There is also a large dam -?The only utility bills are for gas bottles, costing \$1,000/year for 2 people (and council rates are around \$2000/year). Both the house & the shed have instant gas hot water & for cooking. This home on acreage is environmentally friendly, comfortable, inexpensive to maintain & highly attractive with quality finishes so call Marya today on 0425 275 555 for further information or to arrange an inspection.