

2129 Yass River Road, Yass River, NSW 2582

MARQ

Sold Acreage

Friday, 6 October 2023

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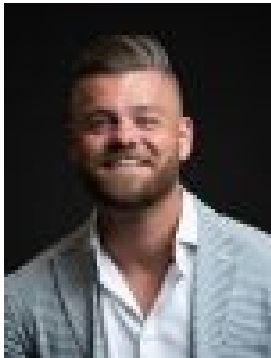
Bedrooms: 6

Bathrooms: 2

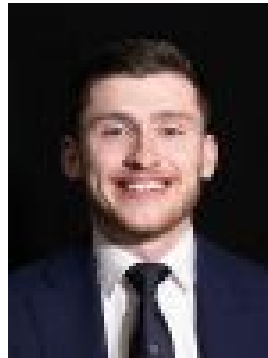
Parkings: 7

Area: 105 m2

Type: Acreage



Sam McGregor
0261238000



Sam Taylor
0261238000

Contact agent

Welcome home, to Stoneleigh. A sophisticated haven of immaculate design and intuitive construction, this colonial-styled Harkaway Home sets the benchmark for high-end country living in the rolling hills of the Yass Valley. Large living areas, bespoke finishes, a picturesque north-south outlook, and the quintessentially-Australian wraparound-veranda – the quality and appeal of this home is unrivalled in the region. Set across a rolling 260 acres of premium country, used only for light cattle farming and lifestyle enjoyment by its current custodians (who've called it home for over 20 years), the land has been meticulously cared for and improved over time. Stoneleigh presents a truly unique opportunity to secure an appealing land holding suitable for lifestyle pursuits and smaller-scale farming, with the potential for immediate subdivision (STCA). A land survey has already been undertaken and subdivision quoted, meaning there is opportunity for an astute purchaser to own an already lucrative land holding with strong potential for future growth, or capitalise on immediately.

- Sprawling country estate set across 260 acres of rolling hills and high-quality pasture – suitable for a range of pursuits, including future subdivision.

- Completed in 2006, the Colonial-Style Harkaway Home was built by the late local Master craftsman Peter Grieves, with no expense spared.

- The main residence comprises of 5 bedrooms plus full-sized study (or 6th bedroom), 2 large bathrooms, and expansive garaging comprising of a 3-car garage/workshop space, double car garage and carport, and expansive farm shed (with loft, plumbed toilet and amenities).

- Large country kitchen with Falcon appliances, walk in butler's pantry, two ovens and 6 burner gas stove, large meals preparation area and breakfast bench.

- The Easterly wing of the home comprises of an informal dining and sitting area attached to the kitchen with separate study nook, adjoining a service entrance and mudroom through laundry (including water closet and shower).

- Master suite with large ensuite and walk-in-robe adjoins the informal living area, presenting picturesque southerly views.

- Expansive formal dining and living room forming the heart of the home; with an oversized, north facing timber French doors leading the covered alfresco, paved with cobblestone.

- Study and 5th bedroom access from formal living areas, both northerly facing southerly facing.

- The Westerly wing of the home comprises of two further bedrooms, a large guest bathroom with detached water closet and separate vanity space, large casual living room with wood fire.

- 9 x 6m, 3 bay garage with workshop, clad and painted in the same colonial style as the main residence and boasting 5.6kw solar system feeding back into the grid.

- Double carport and 6x3m storage shed in the same parking area, adjacent to the main residence.

- 10.5 x 10.5m machinery shed, with mezzanine, power, water and composting toilet, a short walk or drive from the house.

- Two healthy spring-fed creeks feeding into the Yass River; two expansive dams servicing a several paddocks, all with highly serviceable fencing.

- An expansive 260 acres, comprising of a mix of arable land and picturesque country suitable for exploration and outdoor pursuits, suitable for subdivision (with plans currently in place), STCA.

- Located across the road the river, giving great views of the river catchment and southwest to Mount Ramsey. Beautiful nooks along the creeks provide quiet picnic and BBQ hideaways.

- A nearby Telstra small cell tower makes working from home simple.