

222 Doust Road, Lake George, NSW 2581

Other For Sale

Monday, 3 June 2024

222 Doust Road, Lake George, NSW 2581

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 11 m2

Type: Other



Dan Woodford

0414264441

\$2,499,000

PRD Real Estate is proud to present to the market 222 Doust Road. This beautiful property offers opportunities for those seeking a property that allows you to earn additional income potential, accommodation for extended family situations or plenty of shedding in a hard to beat location. Nestled in a serene countryside setting this property offers a large main residence, a separate cottage plus a café and vineyard, all within easy access to the Federal Highway - only 15 minutes to Canberra or 2.5 hours up to Sydney.

Main Residence - Spanning two levels, the home will suit the demands of a growing and/or extended family with the current configuration being 4 bedrooms with multiple separate living/rumpus rooms which could easily be a 5th and 6th bedroom if needed. Downstairs includes an open plan living, dining and kitchen area complete with walk-in pantry and stone benchtops. A separate lounge room with fireplace, the 4th bedroom, a bathroom and laundry complete the lower level. Upstairs, you will find a master suite with ensuite, 2 other bedrooms plus a large living/rumpus room and another bathroom with separate toilet. Year-round comfort is assured with a north facing aspect, triple glazed windows, fireplace, reverse cycle air-conditioners and ceiling fans throughout. Mains power plus 10KW solar for the house ensure power bills are low. Outdoor entertaining options are a plenty, a massive, covered pergola/deck area is a fantastic spot for BBQ's with friends and family, whilst the surrounding verandahs both downstairs and upstairs are great spots to enjoy your morning coffee or take in the breathtaking views over the property and beyond.

Cottage - Completely separate and located further down the driveway is a second residence, currently tenanted. Consisting of 2 good sized bedrooms and one huge bathroom plus a kitchen and lounge room. Year-round comfort is assured with a northerly aspect, reverse cycle heating and cooling plus under floor heating. There is also a 2 car long attached garage that is currently set up as an extra bedsit. A separate 2 car garage/shed caters for car accommodation/storage. This is perfect for extended family situations or the extra income. Mains power plus 6.5KW solar is available for the cottage.

Café & Vineyard - A café with mezzanine and kitchen, ladies/mens and disabled toilets, car parking and extra shed space is available. Possibilities are endless, was previously open to the public as "Hillbrook Hygge", could easily be re-opened to the public or would be a great option for functions/wedding venue. 3 phase power plus 10KW solar on cafe. Vines include Pinot, Shiraz, Sav Blanc varieties, previously used as a wine tasting venue.

Infrastructure - A huge 4 bay open shed is available on the property plus a separate 2 car garage at the main residence for car accommodation. **Land** - The 28 acres is picturesque and offers a large, serene dam with 7 meg licence to pump water, there is also a 2000L bore available for pumping. Brooks Creek borders the back of the property with some nice water holes. There is also a nice grassy area which would make a nice paddock for those wanting a couple horses or other livestock. Don't miss out on this rare gem - book a viewing today and discover the endless possibilities that await you at Hillbrook Estate!