

223 MacDiarmid Road, Burra, NSW 2620



Sold Lifestyle

Thursday, 14 September 2023

223 MacDiarmid Road, Burra, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Lifestyle

\$1,830,000

Are you seeking a near new modern, sunfilled family residence, privately situated and offering a brilliant floor plan? Then look no further, this delightful home has been designed with families in mind and offers rural living in a serene location. A designer electronic gated entrance opens wide to reveal a beautiful tree line driveway that leads to the house. Situated at the base and within the shelter of the hill this home with its lawns and landscaped gardens, enjoys expansive wide views over Burra Valley to the Tinderry Mountains. At all times of the year a magnificent vista awaits! A wide glassed front entry vestibule welcomes you and draws you into the light and bright interior of this spacious home. The north aspect is paramount in the layout of this residence, which has a family friendly functional floor plan. Designed with four/five generous bedrooms, the possible fifth bedroom is currently being used as a home theatre. The gorgeous master suite is segregated, with an ensuite and large walk in robe, plus a wide bay window to capture the amazing view. Adjacent to the master is an office, for those who work from home, or an ideal nursery. The heart of the home is the massive open plan family/kitchen/dining space, which flows to the covered outside alfresco area. This exceptional room will not fail to impress and must be seen. It is a haven for country living and entertaining at its best! The modern kitchen which features plenty of cupboards, stone benchtops and island bench will suit the fussiest of cooks! A double sided wood fireplace in this room is also a feature in the living area. Adjacent to this large room is a sitting room that enjoys the sweeping views. The teenagers end of the house incorporates the balance of the extra large bedrooms, all with built in robes. Great for family movie nights, the media room or fifth bedroom, features a skylight. A double garage internally accesses the home. Outside the block is perfect for horses or any agricultural pursuit and features a wet weather tree lined creek home to many native animals. This property is a must to inspect and will not disappoint!

FEATURES- Privately situated 12 ha or 30 acres approx..- Prime grazing block with scattered trees- Landscaped grounds, with stone walls and lawn area surround the house- Four or five generous bedrooms, four with robes, master segregated with adjacent office/nursery- Possible fifth bedroom is currently a home theatre room- Commodious informal living area is open plan with family/kitchen/dining space- A separate sitting or lounge room is close by- Teenagers wing of the house features the main three way bathroom- Outside covered alfresco area perfect for entertaining, with authentic wood fired pizza oven- Internal access from the under roof garage with auto door- Insulated walls and ceilings including internal walls- Hot water - solar with electric boost- Heating - ducted SC dual sided fireplace and RC heating and cooling - ducted throughout- Three phase power to house and shed- Separate private and protected fire pit and entertaining area- Shed - 6 x 12 approx with three phase power and concrete floor- Sprinkler system around grounds- Chook shed with water- Bore taps around house and garden- Exceptionally biodiverse landscape with creek home to many native animals, i.e. echidnas, turtles etc- Garden water from community bore, house rainwater tank 120,000ltrs- QPRC rates \$1800 approx pa - Community Rates \$600 pa- Minutes to the emerging Googong township with its schools, shops, restaurants

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.