

2248 Yass River Road, Yass River, NSW 2582



Acreage For Sale

Monday, 18 March 2024

2248 Yass River Road, Yass River, NSW 2582

Bedrooms: 4

Bathrooms: 3

Parkings: 7

Area: 52 m2

Type: Acreage



Chris Dixon
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Auction 20/04/2024

An entertainers dream, sustainable, luxurious, executive residence, peaceful and heavenly - yet so close to wineries, Canberra, the snow and so much more. 'Riverdale' is an exceptional country estate just 35min from the ACT border and moments to Murrumbateman's renowned cool climate wine region. Aptly named for its sublime setting along the Yass River with sweeping vistas over the rich alluvial flats below this is a property which not only stuns with the ever changing sunsets painted each day across the horizon, but also the sheer scale and quality of finish on display in the bespoke residence. A covered portico leads indoors to an expansive family room with glass stacking doors framing the green valley below. From here you get a sense of floating above the river flats and you can't help but be enticed out to the enormous alfresco deck area (200sqm approx in size) to appreciate the extraordinary outlook. Current owners Sergio and Kelly describe this space as their emotional escape room - a space to bring peace and a sense of calm no matter what the day has had in store. "It's an ever changing canvas" Kelly says, "a space which has had a profound impact on our family's happiness". This sense of serenity is central to the design of the residence with expansive spaces accentuated by cool colours and clean lines. The main entertaining space is host to a five meter, 60mm Cesar stone island bench which makes a powerful statement as does the sleek wall of cabinetry with auto touch operated doors and inbuilt Miele pyrolytic oven, steam oven and combi oven. A second full size kitchen/butlers pantry will have the most fastidious chef in awe, allowing for seamless cooking and entertaining. A formal lounge and separate acoustically insulated home theatre provides ample space for the family to branch out and there won't be any squabbling over the bedrooms as they're all enormous. The main bedroom suite is particularly opulent with a feature stone bath positioned to maximise on the sunsets. Outdoors you will find beautifully landscaped gardens and a big 4 bay machinery shed, chook shed, veggie gardens and a brilliant 12.5kw solar array. Heating and cooling is catered for with a ducted reverse cycle system and in the lounge a slow combustion fireplace. Being a newer build the house is fully insulated and windows are double glazed. Smaller touches that have a big impact on daily life include the heated drying room perfect for drying clothes over winter, a solar powered gate to enter the property and automatic garage door and internal entry. Riverdale is a property which will cater to those seeking all the mod cons and the lifestyle benefits of rural living with all the hard work already done. This give you more time to take the kids for a fish in the river, a horse ride across the scenic 129 acres, catch a sunset in the 6 person spa or relax with friends by the newly constructed fire pit. It's unusual to find property which ticks every box and even more unusual to find property suited to grazing cattle with good water and riparian rights to pump from the river (for water stock and gardens). Riverdale is scheduled to be auctioned but can be bought prior to auction and will include a wide array of inclusions, equipment and machinery. Additional features - Residence:- Ducted reverse cycle air conditioning and slow combustion fire- Automatic Luxaflex shade awnings to deck- Inside Luxaflex blind and curtain systems- Bosch alarm and camera system - mobile app Power:- Connected to grid with 12.5kw solar system- 4 bay shed with 12kva back up diesel generator - Solar powered gates to property entry Water:- 200,000 litres of rain tank storage- Davey 3 stage water filtration system- 14,000 litre garden rain tank Shedding:- Chook pen, dog run and paddock shelter- Tractor shed and cargo container storage- Big double lock up garage with internal access Internet:- Starlink Internet connected- Skymuster satellite internet connected Extra equipment/machinery included with property sale:- Six person spa overlooking the river flats- CF500 Quad bike and trailer- TYM 40 Hp tractor with bucket and flail mower attachments- Ferris S65Z zero turn ride on mower- Newly constructed firepit and chairs- Wine fridge and outdoor drinks fridge- 4 x wall mounted 4K and HD smart TV's- Four burner BBQ with side burner- Cattle handling pen Zoning - RU1 Primary Production Dual occupancy permissible (subject to approval) Council Rates - \$476/quarter Council LGA - Yass Valley Council Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.