

265 Bundanoon Road, Exeter, NSW 2579

DREW LINDSAY

Sold House

Friday, 17 November 2023

265 Bundanoon Road, Exeter, NSW 2579

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 16 m2

Type: House



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Contact agent

A modernist pavilion-style farmhouse close to Exeter Village; 40 acres of rolling green grazing pastures with elevated views across Morton National Park; a two-bedroom guest apartment, a studio and the ultimate 'green' credentials: 'Baueriana' is Highlands' style, privacy and luxury in one. Architecturally designed to take in unparalleled escarpment views while being protected from wind, the five pavilions of 'Baueriana's' main home sit above the clouds. Sunny living areas flow to a protected north-facing terrace entertaining area. The main home exudes comfort and relaxed bohemian style, offering three spacious bedrooms and two bathrooms plus a study/library, in addition to a large kitchen/dining pavilion with a double-sided French steel fireplace and magnificent views. Timber floors and bespoke cabinetry provide warmth and a distinct artisan vibe. At the rear of the home, a second multi-pavilion structure houses two double garages with storage spaces and a workshop. Above one is a funky two-bedroom/one-bathroom apartment, and the other provides a large studio space. Other features of this divine property include:

- Sunroom opening to terrace with under-tile heating and retractable awning
- Under hard floor tiles heating in hallway, three bathrooms, kitchen and sunroom
- Automatic gates with coded entry; Back-to-base security system
- Zoned and ducted reverse-cycle air conditioning; excellent insulation
- 8KW roof top solar ready for battery addition; 3 phase electricity
- Wastewater system uses denitrification providing recycled water
- Enmeshed and gated raised vegetable gardens
- 3 acres of lush gardens designed by the late, great landscape architect Peter Fudge that mix exotics, eucalypts and fruit trees
- Garden glass house; 100,000 litre submerged rainwater tank
- Connection to both town water and tank water

Farm Infrastructure:

- Excellent working cattle yards and modern crush
- 3 spring fed dams, 4 water-supplied concrete troughs
- Mains supply electric fencing
- Gravity fed water tanks collecting spring water that runs constantly
- 5 paddocks with defined access laneways

'Baueriana' is a large and impressive home that retains a cosy heart. Just five-minutes' drive to coveted Exeter Village with its impressive primary school, wonderful food and coffee at the General Store, and welcoming community, you are centrally placed to access all the wonderful lifestyle offerings of the NSW Southern Highlands, and yet, you will feel tucked away and perched above the world.