

# 27 Annapurna Lane, Table Top, NSW 2640



## Lifestyle For Sale

Wednesday, 21 February 2024

27 Annapurna Lane, Table Top, NSW 2640

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3 m2

Type: Lifestyle



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**\$1,600,000**

Area:3.4 ha – 8 acres Location:☑Quality rural lifestyle property located in highly sought after “Himalaya Estate”, Table Top. Just 15 minutes to Albury CBD via sealed main roads and the Hume Freeway. 20 minutes to Albury Airport. 3 ½ hours (340 km) to Melbourne and 5 ½ (536 km) hours to Sydney. Residence:☑Beautifully presented, well planned home offering quality modern living. The home has large verandahs both front and rear providing an attractive homestead style. The home comprises four (4) double bedrooms. Main has spacious walk-in robes and open plan ensuite with deep large bath, an extra-large shower and two (2) separate vanity areas. All other bedrooms have built in robes. Living areas include a separate sunken formal lounge room and huge open plan living which includes areas for sitting and dining. The focus of this area is the newly renovated Boss kitchen which provides modern SMEG appliances, granite bench space and an abundance of drawers and cupboards. A kitchen that would delight any hostess or chef. Adjoining the kitchen is a family room, dining room, which then leads to a rumpus/ games/living room with a bar area. This attractive area has feature wall to floor windows which lead to an undercover outdoor entertainment area. Heating and cooling via hydronic floor heating, new large air conditioning unit and slow combustion wood heating. Double lock up garage under roof and well-appointed laundry with large storage and bench space. Solar hot water. A fabulous home ideal for the family, the entertainer or those who wish to purchase and not have to do a thing. Pool and Garden:☑Attractive salt chlorinated inground pool. All pool equipment has been replaced with new pump and filter. Entertaining or pavilion adjoins the pool. The garden and surrounds are in immaculate order and have been created over the past years by the current owners. 70 tonnes of top soil have been brought in to establish lush spacious lawn areas to surround the home. Low maintenance garden beds, established deciduous trees, natives, palms and shrubs add an ambience to this property that is hard to compare. Inground watering system, an orchard of apples, pears and citrus plus two (2) vegetable gardens with water connected. Working Improvements:☑12m x 16m lock up colorbond shed with roller doors, huge skillion area, 3 phase power.☑12m x 17m colorbond shed divided into three (3) bays with lock up workshop, central open bay and self-contained unit/office. Large carport adjoining this shed ☑Fowl yard with water☑Wood shed☑Dog run and kennel☑Stock shelters in two (2) main paddocks☑Small steel sheep yards with☑10 kWhr solar system plus 11 kWhr stackable batteries backing up the house and sheds Water:☑Water via mains water☑130,000 litres of rain water☑Catchment dam ☑Several smaller tanks on smaller shed and vegetable garden Fencing and Paddocks:☑Excellent fencing throughout. The property is subdivided into three (3) main paddocks with an adjoining native grass regeneration area fenced and setup on the edge of the Sandy creek. ☑Shade trees planted in all paddocks☑Driveway has been rebuilt with 120 tonnes of road base and gravel areas around the sheds have been regraveled.☑Complete rebuild of the laneway plus all weather higher capacity culvert. Agents Remarks:☑Rarely does an opportunity arise to purchase such a quality property in such a quality area. The property is a credit to the current vendors and the incoming purchaser can be assured that every area of this property is in “mint” condition. Live in Table Top and enjoy convenience, privacy and some productivity. Inspection will impress!