

302 Keirs Road, Murrumbateman, NSW 2582



House For Sale

Friday, 15 March 2024

302 Keirs Road, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 41 m2

Type: House



Dominic Johns

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AUCTION

Escape to the serene countryside with this exquisite rural estate located at 302 Keirs Rd, Murrumbateman. Spanning across 102 acres of picturesque countryside, this property offers a perfect blend of luxury, comfort, and natural beauty. Step into the main residence and be greeted by a spacious four-bedroom, three-bathroom home. Entertain guests in style with a well-appointed bar and cellar, while enjoying breathtaking views from every angle. Relax in the covered outdoor entertainment area or unwind in the private courtyard overlooking the stunning landscaped gardens. For the wine connoisseur, a tunnel leads to an underground wine cellar capable of holding approximately 1200 bottles, offering the perfect environment to store and showcase your collection. Alfresco areas provide the perfect setting for outdoor gatherings, featuring a BBQ area and picturesque views, creating an idyllic ambiance for relaxation and entertainment. A separate studio with a concrete floor, mains power, and water connection offers versatility for creative interests or additional accommodation options. Machinery sheds totalling approximately 400m² provide ample space for storage and machinery, which are complemented by a 90,000-liter rainwater tank and a 10kW solar system, ensuring self-sufficiency and sustainability. External features include underground irrigation for gardens and grassed areas, a licensed bore (currently not operational), and six dams, two of which are spring-fed, providing water security and agricultural pursuits. Ideal for livestock management, the property boasts a two-stand shearing shed with undercover pens for approximately 200 sheep, as well as sheep/cattle yards complete with a race, cattle crush, and loading ramp. Experience country living at its finest with this meticulously designed and well-maintained property. With its beautiful homestead, breathtaking views, and abundant space, this rural estate offers a prime opportunity to live the quintessential rural lifestyle in Murrumbateman. Features; ☑ Spacious four-bedroom, three-bathroom main house* Large master bedroom has an ensuite and a large walk-in robe* 3 additional bedrooms, two of them with built-in robes. ☑ Well-appointed bar and cellar for entertaining ☑ Covered outdoor entertainment area with picturesque views ☑ Private courtyard overlooking landscaped gardens ☑ Tunnel leading to underground wine cellar capable of holding approximately 1200 bottles ☑ Extensive machinery sheds with roller doors totaling approximately 400m² ☑ 90,000-liter rainwater tank for sustainability* 6 x dams, 2 of which are spring-fed ☑ 10kW solar system for energy efficiency ☑ Underground irrigation for gardens and grassed areas ☑ Licensed bore (currently not operational) for potential water access* Reverse cycle air conditioning and 2 x slow combustion wood fires* The house has beautiful wrap-around verandas and all bedrooms have sliding doors* Separate single-car garage with remote control garage door* Separate studio with power and water - a versatile space that can serve as an office, teenager's retreat or craft/ hobby room* Large double garage with remote control garage doors* Located just 10 minutes from Murrumbateman and 25 mins to Canberra boarder (approx.)