

3091 Riverina Highway, Bungowannah, NSW 2640

SN STEAN NICHOLLS

Sold House

Thursday, 29 February 2024

3091 Riverina Highway, Bungowannah, NSW 2640

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 11 m2

Type: House



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Private and rural, situated on 28 acres (approx.), 3091 Riverina Highway, Bungowannah a very short drive past Splitters Creek, offers charming country style living, you will be surprised by the boundless possibilities this property presents, with a separate Amish inspired barn that houses a studio, gallery. Built in the 1950's, and steeped in history, the classic home boasts Murray Pine timber flooring, heritage bay windows and high ceilings all timeless finishes that enhance the comfort and style of the home, and the unique Barn Gallery offers the astute buyer a blank canvas in terms of use! Upon entry, the homestead will delight. A cosy log fire warms the formal lounge, where you will appreciate a comfortable and quiet place to sit and take in the serenity. The renovated and well-appointed kitchen has been positioned in the heart of the home and flows seamlessly to the dining and formal lounge where with an ornate fireplace creates warmth and comfort through the winter months. An undercover and protected outdoor alfresco area is the ideal place to sit and watch the sun set over the orchard in the warmer seasons. Accommodation comprises, four spacious bedrooms. The elaborate master is complete with a bay window overlooking the gardens, walk in robe and split system heating and cooling for comfort. The main fully renovated bathroom complete with claw foot bath located next to the master bedroom is tastefully appointed and services both the master and second bedrooms. A separate toilet is located next to the bathroom. Bedrooms, two, three and four are service by the second bathroom further along the hallway. A beautiful sunroom could serve as a parents retreat, a home office or another bedroom. Outside is a gardener's dream! A chemical free orchard abundant with cherries, apricots, plums, pomegranates lemons, limes and more plus fully reticulated raised garden beds and elaborate chicken coop will leave the hobby farmer impressed, merely reinforcing the sought after idyllic country lifestyle. A large and well-maintained greenhouse also provides a space for propagation of seedlings and other plantings. The farming enthusiast will appreciate the ample shedding located on the property providing accommodation options for vehicles, machinery, tools, equipment, and toys; with the main workshop boasting three phase power. This property is abundantly serviced by three rainwater tanks, and additional tanks that access bore water. The unique nature of this property is truly revealed as you enter the Big Red Barn. Here you will discover an expansive building, currently housing an artist studio and gallery. Additional spaces are used to display artworks and complimentary crafts, antiques, and vintage wares. This space is well heated and cooled for comfort. This space lends itself to several purposes, and a savvy buyer may consider this a perfect wedding venue, garden nursery, boutique wine cellar or brewery. With visibility from the road, and ample public parking, the Big Red Barn presents sound development opportunities (STCA). Distinctive and perfectly presented, 3091 Riverina Highway is located halfway between Albury and Howlong, and easy 12 min connection to Albury's CBD is a must inspect! Features:- 4 bedrooms, 2 bathrooms- 2 living areas- Comfortable outdoor entertaining areas- Reverse cycle heating and cooling- Wood fire heating- 28 acres (approx.)- Ample shedding - Rural living with exceptional views a short commute to Albury/Wodonga- Barn - Unique space for potential development