

320 Merilla Lane Parkesbourne Via, Goulburn, NSW 2580 **Raine&Horne.**

Sold Mixed Farming

Saturday, 19 August 2023

320 Merilla Lane Parkesbourne Via, Goulburn, NSW 2580

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 39 m2

Type: Mixed Farming



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\$1,400,000

Welcome to 320 Merilla Lane, Parkesbourne - a sprawling 39.48 hectare property that offers rural bliss and a unique opportunity for those seeking space, solitude and a more sustainable lifestyle. Surrounded on three sides by native vegetation, the property has 11 stock paddocks with improved pastures, each with sturdy fencing for efficient livestock management. The presence of six dams and five water troughs ensures reliable watering points for livestock over the entire estate. Adding to the allure, a flourishing 450-tree truffle farm established in 2010 contributes both charm and potential income. This distinctive feature enriches the property's landscape while offering an exciting venture for those with agricultural interests. The residence itself is a brick 3-bedroom, 2-bathroom home with a wrap-around verandah embracing the homestead style to create an inviting ambiance that encourages outdoor living. A rotunda entertaining area provides an idyllic setting for gatherings, allowing you to relish the tranquil surroundings. Further enhancing this property's versatility, a 3-bay American barn stands equipped with a cool room - an ideal space for storing produce, equipment or vehicles. An additional 3-bay machinery shed, with one bay enclosed, provides further storage solutions. A studio on the premises offers creative or functional space, adaptable to personal interests or needs. The property boasts several fully irrigated established orchards with a stunning array of rare and unusual fruits that include boysenberries, tayberries, heritage apples, purple raspberries, strawberries, black peaches, blood plums and gages bordered by fragrant roses and elderflowers. This promises seasonal delights whether a seasoned gardener or someone seeking a more sustainable lifestyle. 320 Merilla Lane, Parkesbourne, epitomises the harmonious blend of rural living and practicality. With its expansive size, diverse amenities, and potential for various agricultural pursuits, this property encapsulates a lifestyle that many aspire to.