

**343 Tiyces Lane, Boxers Creek, NSW, 2580**

**Sold Rural**

Monday, 15 May 2023



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**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 4**

**Type: Rural**



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## EQUINE PARADISE

Greeted by 100m drive, lined with trees and gardens leading up to the circular driveway at the entrance of this magnificent country manor, situated on 121 acres of pasture improved fully fenced land.

An impressive craftsman built 5 bedroom homestead with high raked ceilings, Victorian style light fittings and spotted gum polished floors. An open plan living concept with the mudroom, lounge, dining and kitchen areas flowing off each other; mud brick feature wall, sky light remote windows, and a slow combustion wood fire burner in the lounge with reverse cycle ducted air conditioning throughout.

Extensive rural vistas from the well appointed varnished timber kitchen, perfect for hosting guests. Features quality appliances including gas stove top and dishwasher. A large additional second living and entertainment room filled with natural light, space and features a second combustion wood fire burner. Spacious internal laundry with separate access and the family bathroom contains an enclosed walk in shower and freestanding bath tub.

Four bedrooms with built in robes, leading on to the master king size bedroom that features a stunning ensuite with a luxurious round, step up bath and walk in robe. All rooms have their own door entry accesses flowing onto the wide wrap around verandah deck surrounding the home; captivating views, fresh air, and wide-open spaces are a few natural benefits

Property features:

- \* Party pool room, enclosed with a heated in ground freshwater pool, two waterfalls, sauna and fully fenced outdoor seating area adjoining the pool room.
- \* Fully fenced child's play area with a cubby house and play equipment, close to the house to keep an eye on the little ones.
- \* A total of 7 bedrooms and 3 bathrooms with the BONUS 2 bedroom loft apartment, one bedroom with robe; fully contained with an open plan living concept, living, kitchen, dining areas with a slow combustion woodfire burner, shower and toilet. Sweeping views overlooking the property from the front veranda; a nice spot to watch the morning sunrises and evening sunsets. Ideal for guests, care takers, family, potential rental or guest bed and breakfast.
- \* 4 car garage that has been converted into a large recreational entertainment room with a bar set up with keg tap connection and toilet facility; space to store bikes, trailer and boat. Immense outdoor parking.
- \* An Entertainers dream on private property with the facility to accommodate for weddings, glamping, events and functions. With a wedding recently held that easily accommodated for 130 guests.
- \* A machinery tool shed with two roller door accesses which wraps around the outside of the garage and loft apartment building. Plenty of space to store tools and equipment plus another combustion wood fire burner.
- \* Equestrian facilities feature a fenced dressage arena, loading ramp with holding stalls, 9 stables, tack room, feed room, undercover wash bay, 3 holding yards, round yard and 11 rotatable post and rail fenced horse paddocks, 4 with day stables and 2 x 50acre paddocks.
- \* Freedom of Lush open paddocks and rolling hills for your horses and to expand on the facilities if one chooses.
- \* Good water security assured: 3 dams and bore with up to 3000litres per hour pumping capacity.
- \* Supported by well appointed equestrian and livestock infrastructure, Suitable for horses, sheep, cattle or any other livestock.
- \* Three road access via Tiyces Lane, Perry Lane, the corner of Tiyces Lane and Marian vale Road with entry points for loading and unloading livestock, an ideal location for further infrastructure to be built.
- \*Phone and Internet available.
- \*50,000l rain drinking water tanks and gas hot water.
- \*School bus pick up and drop off close by on Tiyces Lane

Please refer to the video for a full aspect of this spectacular property.

A place for refuge from busy city life. Just off the freeway, located only 10mins drive north of Goulburn, 35mins from the Southern Highlands, 1 hr from Canberra and just under 2 hours from Sydney.

Isabella 0497 109 049 or James 0428 455 302 to arrange your private inspection or for more details.

Disclaimer: This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.