

**37 Badgery Road, Burra, NSW 2620**



**Sold Lifestyle**

Friday, 15 March 2024

37 Badgery Road, Burra, NSW 2620

**Bedrooms: 5**

**Bathrooms: 2**

**Type: Lifestyle**



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**\$1,650,000**

Discreetly hidden from the road and brilliantly sited to capture the amazing Tinderry Mountain views is this four year old residence. Located on a prime grazing block of 20 acres (8 ha) this appealing home is just outstanding. Deep verandahs on three sides, with huge square timber supports surround the house. A fabulous outside alfresco area is just perfect for morning coffee or evening drinks whilst watching the ever changing views. Step inside and be delighted by the massive main living space with its soaring cathedral ceilings and feature high windows. This room is the anchor point of the home and includes a large dining area and informal sitting space and is also open plan to modern and functional kitchen. Views from this 'Great Room' enjoy an outlook over the whole property, just perfect for keeping an eye on stock! Vistas of the Tinderry Mountains are also enjoyed from the many double glazed windows in this room. The kitchen with its very large island bench and stone bench top is just perfect and relates well to the large room. It has plenty of cupboards and a walk in pantry and as you would expect, enjoys the outlook, with the kitchen window as a servery to the outside alfresco. There are five extra large bedrooms, one is currently being used as an office, four of which have built in robes and the master boasts a walk in robe and ensuite. The large laundry with its walls of storage cupboards will be the envy of everyone! Outside establishing gardens and trees ground the home beautifully to the block and the tree lined driveway leading to the house is already showing its potential for the years to come. There is one dam, plus a large shed with power and concrete floor. Effortless, relaxed living and a welcoming vibe are the hallmarks of this fantastic home.

**FEATURES-** Gently undulating prime grazing 20 acres (8ha) ideal horses/cattle- Superb home with five bedrooms and verandahs on three sides- Double glazed throughout- 'Great Room' for all living, dining and kitchen living flows to outside alfresco- North facing and built from pre-fabricated concrete slab walls and concrete floor- Insulated ceilings- Hot water - electric off peak- Heating - RC ducted throughout with two zones- Rainwater tank - 110,000 ltrs- Solar on roof - 6.6kw- Establishing gardens and trees- Large shed with power and concrete floor- Fully fenced - in as new condition - and one dam- Council rates - \$1900 pa approx