

412 Ellsmore Road, Exeter, NSW 2579

DUNCAN HILL
— PROPERTY —

Lifestyle For Sale

Monday, 22 January 2024

412 Ellsmore Road, Exeter, NSW 2579

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 10 m2

Type: Lifestyle



Carsten Prien
0428539909



Duncan Hill
0414486114

Price Guide \$3,600,000

With all the modern conveniences, including town water, town gas and solar power with a battery, there isn't anything else you could wish for at Reedy Creek. This is a stunning 25-acre property only moments from the idyllic village of Exeter and with easy access to the Sydney freeway. The main house is an oversized barn-style home, with the current layout offering a huge master bedroom with en-suite, plus the main kitchen/living area, as well as a Media Room (which could easily work as a second bedroom, if required). A second dwelling adjacent to the main house offers a yurt with a queen bed, a large full-sized bathroom as well as a lounge area with a hidden "sleep out" room for children. Under the same roof, there is a large storage area, and behind this is a second two-car garage, offering a multitude of various usages. Only a few steps from the main house, but far enough for privacy, there is a second yurt, currently equipped as a "Writer's Escape" as well as a separate large luxurious fully self-contained apartment currently being offered on Airbnb. Slow-combustion wood burners | Reverse-cycle air conditioning Falcon 110cm cooker | Glass splash back | Butler's pantry | Caesarstone benchtops Expansive timber deck | Outdoor entertaining area with fire pit Established gardens | Potager | Citrus grove | Dry-stone walls 36-panel solar system with 13.8 kW battery | Electric Vehicle charger Three paddocks | 85,000L water tank | Three dams (one with a jetty)