

# 46 Kearl Road, Orange, NSW 2800



## Sold Acreage

Friday, 1 September 2023

46 Kearl Road, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 32 m2**

**Type: Acreage**

**\$2,600,000**

Start your next chapter in this beautiful setting. Begin and end each day surrounded by pristine rural views that will soothe the soul and recharge the batteries. Undoubtedly, this property is the epitome of peace and tranquillity offering an escape from the hustle and bustle of life, while still enjoying easy access to the modern convenience and amenities offered in nearby Orange. The property is situated ideally 10 minutes from Orange health precinct and Cadia Mine. There is a school bus service to Orange and Spring Terrace Schools from the end of Kearn Road. Apart from its location, the property's appeal is that the home blends seamlessly into the bucolic surroundings and provides a modern and comfortable retreat that provides a peaceful, rural lifestyle. It is fully renovated and packed full of modern conveniences. There are beautiful hardwood timber floors and light streams in through double-glazed windows which bring the outside in and frame the beautiful views. The kitchen is a cook's dream with beautiful Corian benchtops, shaker style cabinets, walk-in pantry, stainless steel Miele/Ilve appliances including a 900mm stovetop and oven. The adjoining open plan dining area and family room are a warm and inviting extension of the space perfect for family gatherings and entertaining friends. Wake up to the view each day in the master bedroom that opens onto the timber deck and has a luxurious ensuite and walk-in robe with built-in cabinets. The other three bedrooms (two with built in robes) are all very generous in size and the main bathroom has a spa like feel with floor to ceiling tiles. There is another spacious room currently used as a home office, which could also be another living area or bedroom if desired. You will be intrigued by the trapdoor in the floor, which when opened leads down to your very own wine cellar. There is a beautiful timber deck off the house giving you the best of the views and the perfect place to relax and take in your surroundings. There is a fantastic walled garden, reminiscent of those found at French Chateaux, offering the perfect space to grow vegetables and herbs all year round. Beautiful mature trees and fragrant gardens are around every corner and will delight the senses each season. The house and yards are set within a very productive 80 acres with plenty of infrastructure to support your needs, including 5.5kw solar panels, a gas boosted hot solar water, a huge industrial sized shed, cattle yards, hay or machinery sheds, shearing shed and excellent water from two bores (one equipped) and three dams in a naturally high rainfall area. This amazing property really is an opportunity to secure your future today while benefiting from a lifestyle of luxury and tranquillity for all your tomorrows.