

5 STRINGYBARK PLACE, Manton, NSW 2582



Lifestyle For Sale

Monday, 15 April 2024

5 STRINGYBARK PLACE, Manton, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 4 m2

Type: Lifestyle

Contact Agent

To enquire, please email or call 1300 815 051 and enter code 5075

Overlooking the scenic Yass Valley located in a quiet cul-de-sac within the sought-after Manton Park Estate sits this modern home on the perfect lifestyle acreage. The solar front gate opens automatically to access this well-appointed property featuring a north facing modern brick veneer 4-bedroom family home on 10 acres of quality land. The driveway and large parking area allows for you to turn and park your horse float, caravan or trailer with ease. This spacious home has 6.6 kw battery ready solar system, modern appliances, three-zone ducted heating, evaporative cooling and 150 000 litres of fresh rainwater storage. The home boasts quality carpet flooring throughout the bedrooms, formal lounge and dining, and engineered brush box timber flooring in the kitchen, meals and family room. The modern decor opens out from large sliding glass doors to a private, travertine paved outdoor entertaining area. The large yard is fully secured with dog proof fencing. The fully insulated 'Fair Dinkum' Colourbond shed boasts extra high automatic roller doors for caravan or horse float storage, has concrete flooring throughout and LED lighting with multiple power outlets and room for 6 vehicles. The separate breezeway leads to the horse stables also featuring LED lighting, power points, a sink with running water, two fully fitted out 4x4m horse stables with rubber flooring leading out to the horse yards. There is also a dry feed storage area and a lockable tack room. There are four spacious day yards, a well-appointed wash bay and tack up area with a portable crush for use when needed. There is also a purpose-built storage area for stable bedding and a solid three-sided horse shelter the holding paddock near the dressage arena. The Olympic size (60mx20m) dressage arena has been professionally built with a solid compacted road base foundation, 2-degree slope for efficient drainage, new sand surface and is enclosed with safe BounceBack fencing. All six paddocks are fenced with horse safe electric fencing. There are two smaller holding paddocks and in the large spelling paddock there is an intermittent creek servicing a healthy high-capacity dam which remained full throughout the 2012-20 drought. Sealed roads allow easy access to both the Barton and Hume highways with easy access to Yass and to the freeway to Australia's major cities without having to travel through Yass township. It is 45mins to Canberra, 2.5hrs to Sydney and 6hrs to Melbourne. Move in with your two and four-legged family without a cent to spend on this beautiful property with all the well-planned and complete infrastructure you could want.

Features* Location, location, location!* All sealed road access* Walking distance to School Bus* Underground electricity - no Power Lines and no easements on property* 6.6 kw Solar System which is battery ready* Enviro-cycle Aerated Wastewater Treatment System* Three-zone ducted heating* Ducted evaporative cooling* Brush-box timber featured flooring throughout family, meals and kitchen* Quality carpet throughout lounge, dining and bedrooms* Double quality triple pleated window furnishings* Fixed wireless NBN (fast and stable)* Instant continuous hot water system* 150 000 litres of fresh rainwater storage* Secure storage for 6 vehicles* Automatic roller-doors to garage* Automatic Solar front gate* Professionally built 60x20m dressage arena with safe Bounce Back® fencing and new sand surface* Two 4x4m fully lined stables and 4 steel-fenced yards* Secure tack-room* Professionally built horse paddock shelter* Horse-safe electric fenced paddocks* Large healthy dam with plenty of water

To enquire, please email or call 1300 815 051 and enter code 5075