

60 Wolfram Road, Berridale, NSW 2628



Sold House

Friday, 1 September 2023

60 Wolfram Road, Berridale, NSW 2628

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 16 m2

Type: House



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\$1,193,000

Auction Location: 52 Jindabyne Rd, Berridale NSW 2628 Nestled on 40 acres, just under 5km's from the Berridale township, this charming 4-bedroom homestead exudes an enchanting appeal with its old-world charm. A place where you can escape the hustle and bustle of everyday life, basking in the peacefulness of the countryside while enjoying the comforts of a home that has stood the test of time. Originally built in 1919, this charming historic homestead has been lovingly restored, showcasing timeless features throughout. Upon entry, the warmth of the hardwood timber floorboards, stained glass windows and detailed cornices welcome you into the home's central hallway and guide you through the heart of the home. The main living area is tucked to the side and features farmhouse french doors and a fireplace with a beautifully crafted mantle, creating a warm and inviting place for the family to gather on cold winter nights. The homestead's kitchen is spacious and seamlessly marries functionality with old-world charm with remnants of the past still remaining such as the wood-fired stove. Outside, the picturesque 40 acres offer endless possibilities. A combination of mostly flat and gently sloping paddocks makes this an ideal equine property. A plentiful dam and water catchment ensures a reliable water supply for nourishing vegetables, tending orchards, cultivating gardens, and caring for livestock. This charming homestead is more than just a house; it's a place to call home and an opportunity to embrace a simpler, more grounded way of life.

The Property:- 40 Acres- Rich granite soil: reasonably level with gently sloping paddocks- Shearing shed with stands- Shearers quarters currently used for storage & separately metered - 200m² shed with vehicle & engine hoists- Lined + insulated office with heavy duty rubber floor & double glazed window within shed- Chicken run- Established veggie patch & orchard - 2x Stables & tack room- 2x Spring fed dams- Plentiful well- 40,000L stone under ground tank - 100,000L water storage tank

The Homestead:- Solid block and stone construction with weatherboard extensions- 3x Undercover verandahs: North, South & East- 4 Bedrooms- Kitchen with island bench & ample storage- Electric cooking & wood stove- Formal dining room with fireplace- Wood-fired stove- Timber floorboards- Detailed cornices- Stained glass windows- 3x Fireplaces with mantles- Sunroom- External laundry- Fully fenced house yard- Abundance of outbuildings: 2nd bathroom (water not connected), toilet, old kitchen

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.