

# 61 Williams Road, Kulnura, NSW 2250

## Acreage For Sale

Wednesday, 29 May 2024

61 Williams Road, Kulnura, NSW 2250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Acreage**



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## NEW TO MARKET

This property blends sustainable living with equestrian facilities, featuring two main gates, one of which is equipped with a solar-powered electric entry. Step inside this charming home and you'll find wooden floors throughout, with cozy wool carpets in the bedrooms. The house benefits from a solar hot water system and a 4 KVA solar panel setup with 16 panels, ensuring energy efficiency. Entertain on the beautiful back deck, made from recycled materials. The deck includes two gas bayonets, perfect for outdoor cooking and heating. Water sustainability is a major feature here. The property has a separate rainwater tank supplying the bathrooms and kitchen, while the laundry and toilets use bore water. In total, five water tanks provide an impressive 110,000 litres of water storage. For peace of mind during power outages, the house is wired for generator hookup. The main driveway is lit with sensor-operated entry lights for added security and convenience. Equestrian enthusiasts will love the oversized horse riding arena, a round yard with a 23-meter radius, and treated pine post and rail fencing. The property includes three horse shelters, all with automatic waterers and two with power. There's also a 6x6 meter horse feed shed with power, water, and a concrete floor, plus an undercover bay for a horse float. For your projects and storage, a 12x8 meter work shed with concrete flooring, power, and water supply is available, along with a 14x7 meter carport with power and external floodlights for ample covered parking. Enjoy the agricultural delights of a productive veggie patch, potting shed, and a thriving citrus orchard with Blood oranges, Navel oranges, Valencia oranges, Grapefruit, Limes, and Lemons. Additional fruit and nut trees include Mulberry, Plums, Pear, Loquat, Apple, Macadamia, and Pecan. Contact Shaun Today to inspect this property!