

**62 Knowlman Road, Goulburn, NSW 2580**



**Sold House**

Sunday, 13 August 2023

62 Knowlman Road, Goulburn, NSW 2580

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 2 m2**

**Type: House**



Stephanie Wegner

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## Contact agent

Introducing 62 Knowlman Road, a harmonious blend of rural serenity and suburban living. This remarkable four bedroom, two bathroom residence sprawls across a picturesque approx 4.94 acre plot, offering an array of features to suit every family member. Upon arrival, convenience takes centre stage with the remote controlled automatic gate. The front of the property boasts full irrigation, plus there is ample supply of rainwater and a bore ensuring the flourishing garden, adorned with shrubs and native plants remains well-nourished throughout the year. Car enthusiasts will be delighted by the American-style garage, providing ample space for up to seven vehicles, and even including a third bathroom for your entertaining needs. For your convenience, a 10 kva solar system and three-phase power have also been thoughtfully installed. Designed for those seeking generous space, this home offers four distinct living areas, including an impressive man cave/bar. The kitchen is spacious, ideal for hosting gatherings, and features top-of-the-line appliances including an electric cooktop, oven and dishwasher. The sizable walk-in pantry offers abundant shelving and storage. The master suite is generously proportioned and offers a his and hers walk-in robe, along with an ensuite complete with a corner bath. The two-way bathroom connects to a guest room featuring a walk-in wardrobe, while bedrooms three and four are also spacious and equipped with built-in robes. Throughout the winter months, warmth emanates from both a gas log fireplace and a wood-burning fireplace, ensuring cozy comfort. The home is further heated and cooled by a zoned ducted system that caters to five distinct areas. Storage has been meticulously considered, with multiple linen closets and storage spaces throughout the home. The home is fitted out with quality window treatments in plantation shutters. If abundant entertaining space is high on your priority list, this property is an absolute gem. Boasting not one, not two, but three outdoor entertaining areas, you are guaranteed to keep your guests enthralled for years to come. The first outdoor space features a built-in barbecue area with ample storage cupboards and is fully enclosed, perfect for entertaining during cooler months. The second area includes an electric cooktop and benefits from electric shutters, offering excellent protection from the elements. Finally, the third space showcases a grand wood-fired pizza oven, an ideal addition for culinary enthusiasts. Situated on a sprawling five-acre parcel of land, the property is complete with electric fencing to secure the rear. A stable and concrete-slab feed room are available for equestrian enthusiasts. For enhanced security, an internal and external camera system has been installed. We warmly welcome you to organise your private inspection of this remarkable lifestyle opportunity at 62 Knowlman Road, where the best of rural and residential living converge seamlessly. \*VIEWINGS BY PRIVATE INSPECTION ONLY\*