

# 6464 Holbrook Road, Gelston Park, NSW 2650

## House For Sale

Friday, 19 April 2024

6464 Holbrook Road, Gelston Park, NSW 2650

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 38 m2

Type: House



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**\$1,790,000**

PRD are honoured to present to the market for the first time "Karinya". An acreage property that has been lovingly maintained and manicured for over 46 years. This home undoubtedly embodies the essence of what it means to live a peaceful lifestyle within a rural setting. Located only 16km from the heart of Wagga Wagga's CBD, this property perfectly combines the tranquility of country living with the convenience of being a short trip to everything you need. Main Residence Set a distance back from Holbrook Road, the sealed driveway leads you down to the electric gates that secure this property. Coming around the circular driveway, it is hard not to notice the beauty of the grounds that surround the residence and to be impressed by the size of the home. Walking inside 6464 Holbrook Road, Gelston Park the exposed brick arch ways in conjunction with the original wall paper pay homage to the stylistic traits of the era in which the home was built. The formal living and dining rooms are grand in size and saturated in natural light. Following on, you are met with an open plan kitchen and second living space, ideal for day to day living. The kitchen offers ample bench top space with a tiered design along with over head and under bench storage cupboards. Additional features include, an electric cook top, electric oven, a dishwasher and double sink. Completing this part of the home, there is a small home office that leads to the internal laundry which is equipped with an additional shower and toilet. All 4 bedrooms within the main residence are a generous size and offer ample storage with built in robes. The master bedroom, at the front of the home, features an ensuite whilst the central bathroom is well appointed amongst the remaining bedrooms. Within the main bathroom, you will find a separate shower and bath, large mirror, vanity storage and an adjacent separate toilet. Guest House Only a short stroll from the main house, sits the fully self contained 2 bedroom guest home. This second dwelling has been designed to be completely separate from the main residence and could be utilised for a variety of purposes. Walking inside, you are greeted by a open living and dining room complete with a wall furnace heating and carpet flooring. Flowing on into the kitchen, it features the same tiered bench top as the main house along with gas cooking, a double sink and plenty of storage. Both bedrooms in the guest house are fitted with built in robes and ceiling fans. The bathroom offers a separate shower and bath, vanity storage and a separate toilet close by. Additional features of the guest house include, internal laundry, linen cupboard, fixed clothes line, water tank and a small garden shed. The Grounds As you stroll around the meticulously maintained grounds surrounding the home, you are met with rolling lawns, beautiful gardens, a private tennis court and several peaceful sitting areas. In addition to the grounds encompassing the home, there is a total of 95 acres spanning across 5 paddocks along with 2 dams one of which is spring fed and a licensed bore. Sheds are taken care of with the following: - A double lock up brick garage that is powered, in addition to the double lock car accommodation attached the main house- 12 metre x 8 metre shed - 15 metre x 6.5 metre shed - A large enclosed bird aviary Located just on the cusp of Springvale and only 16 kilometres from the Wagga Wagga CBD, enjoy the convenience of being close to all amenities that you could need. For more information regarding this stunning property or to book a private inspection Contact John Bittar or Olivia Bittar today John Bittar: 0409 880 002 Olivia Bittar: 0488 658 243 Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://prdwagga.com.au/privacy-policy/>