

71 McGuinness Drive, Mount Murray, NSW 2577



Sold Acreage

Wednesday, 17 April 2024

71 McGuinness Drive, Mount Murray, NSW 2577

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 3 m2

Type: Acreage



Kate McCullagh
0411411244



Ana Calvert
0458628948

Contact agent

Nestled high on the sheltered eastern side of Mount Murray, this secluded architect designed home offers breathtaking views over the Illawarra, escarpment, coast and to the ocean beyond. It is set among 8.9 acres of beautiful native flowers and rainforest. This eco-friendly solar passive home was built 40 years ago, facing due north and utilises basalt stone from the property and dark slate floors to mediate the house's temperature, keeping it warm in winter and cool in summer. As well as capturing heat from the sun in winter, it has a slow combustion stove and fireplace and reverse cycle air conditioner. The owners established a commercial waratah, protea and native flower business here that ran for many years before encouraging the expansion of the original rainforest that flourishes on the rich red basalt soil. The property includes beautiful specimen trees and level expanses of lawn. The house has four ample sized bedrooms and one bathroom, with scope for enhancement. A large two storey family room, taking up the sunny northeast quarter of the house, provides access to magnificent views through external glass walls and doors and backed by internal stone walls at ground level and wood panelling above. It opens onto a large covered patio/entertaining area, while doors to the hall and kitchen create a free flow with the rest of the house. Two bedrooms and a bathroom are on the ground floor, with a further two bedrooms and large storage areas on the second floor. The main bedroom, with built-in robes, is on the ground floor and looks east across the lawn to well established rainforest trees, and beyond that to the sea. Both second storey bedrooms have windows facing out to the garden and down into the family room. There is a large laundry with a connected mudroom, and the double garage has internal access to the house. The kitchen has a good sized pantry and a slow combustion Rayburn stove and looks into the open plan living and dining area with floor to ceiling northern windows. Set on the coastal edge of the southern highlands, this handsome property is only minutes to the thriving village of Robertson with its popular restaurants, cafes, school and country pub. Nearby commercial and administrative centres of Bowral and Moss Vale provide access to a wide range of services and products and train access to Sydney and Canberra. This tranquil property is a haven for birds including iconic species such as Lyrebirds, black cockatoos, wonga pigeons and whipbirds. As well as the rainforest flora, waratahs, Dorrigo waratahs and proteas the property has many other wonderful large trees including native frangipani, lemon and aniseed myrtle, bunya pine, ginkgo, chestnut, maple, rhododendron, and camellia. Sydney and Canberra are 2hrs away by road, with the coast and surfing beaches at Shellharbour, Minnamurra and Kiama only 30 minutes distant. Features:- Machinery shed with power- Flower preparation and packing workshop converted from a cottage, with a single carport, power and water tank.- 77,000 lt water tanks including 22,000 lt header tank. There is good and reliable rainfall. The owners have never run out of water while there.- There is also a small spring and dam currently used as a detention basin.- 3.5kw solar panels- Solar hot water is backed up by both the Rayburn wood stove and an electric booster- Space heating is provided by the Rayburn Wood stove and slow combustion fire- Reverse cycle air conditioner provides backup heating and cooling. The house is also specifically designed so that in summer the slate floor and stone walls will cool air drawn in from the forest through all the lower floor rooms and allow hot air to be expelled through vents at the apex of the family room.- Private tree lined driveway off a quiet cul de sac To arrange your Saturday inspection, please contact Kate on 0411 411 244 or Ana on 0458 628 948