

799 Hodges Lane, Marrar, NSW 2652



House For Sale

Friday, 5 April 2024

799 Hodges Lane, Marrar, NSW 2652

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 16 m2

Type: House



Anthony Ivey
0428601691

Auction 11/5/24 at 12:30pm, Unless sold prior

If you're in search of a new home that offers the perfect balance of rural living and modern convenience, 799 Hodges Lane, Marrar could be the property you have been searching for. This expansive property spans an impressive 16.47 hectares, offering a serene lifestyle with all the convenience of city proximity. The heart of this home is a light-filled, well-appointed living area, complemented by an open plan kitchen and meals zone, perfect for family gatherings. The residence boasts three bedrooms, all with built-in robes and split system to the main. The property also includes a separate, fully self-contained one-bedroom granny flat, adding versatility for guests or multi-generational living. Outside, the covered entertaining area invites al fresco dining and relaxation while overlooking the vast, established house yard. Sustainability is at the forefront with a 10-kW solar system accompanied by a Tesla battery, significantly reducing the carbon footprint and energy costs. The property is equipped with town water to the paddocks, a dam, and is currently divided into five paddocks, with water troughs to three, round yard, and separate horse stables, all catering to equestrian enthusiasts. Additional amenities include split system heating and cooling, evaporative cooling, a cosy wood fire, an 18 x 9 metre open bay shed, a 10 x 8 metre powered shed, and a tack shed, making this residence a practical choice for families looking for the rural lifestyle. With parking for multiple vehicles, this property offers endless opportunities and is ready to become your family's new home.