

**81 Tickner Valley Road, Marulan, NSW 2579**



**Sold Other**

Thursday, 15 February 2024

81 Tickner Valley Road, Marulan, NSW 2579

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 8**

**Area: 40 m2**

**Type: Other**



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**\$1,700,000**

Located down a private driveway and with breathtaking district views, "Coorain" is a premium lifestyle 100 acres in an enviable location. With two dwellings including the lavish main homestead, this property offers seclusion and comfort, in the growth corridor of the Southern Tablelands. Only moments to the freeway and a short 10-minute drive to the centre of Marulan and 1/2 hour drive to Goulburn this property is a must to inspect for the discerning buyer looking for a diverse and relaxing rural retreat.

**Main Homestead**- 5 bedrooms plus media room including 9ft ceilings with stunning eat-in kitchen with island bench - 2 bathrooms including ensuite in the master bedroom with separate bath- Multiple living spaces including formal living room and glassed-in alfresco area with large picture window- Ducted reverse cycle air conditioning and slow combustion wood fire- 2-car lock-up garage with internal access - 125,000 litre water tank

**Secondary Home**- Original two-storey dwelling with private and separate access from the main homestead- Kitchen area, shower and separate toilet, laundry, air conditioning and slow combustion wood fire- Ideal for teenage retreat, in-law accommodation, potential guest accommodation or creative pursuits

**Sheds and Infrastructure**- American-style barn shed with ample storage for farm equipment- Additional machinery shed - 5 dams and fully fenced boundary- Established pine forest and orchard with various fruit trees including figs, apples, pears and apricots- Dual access via Forest Close

For more information on this property, please contact Sarah Burke on 0404 377 491 or Kirsti Sturluson 0412 305 466.