

**9 Minshull Road, Windellama, NSW 2580**

THE AGENCY

**Lifestyle For Sale**

Friday, 12 April 2024

9 Minshull Road, Windellama, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 10 m2**

**Type: Lifestyle**



Mark Heaton  
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## Price Guide \$1,200,000

Nestled amidst the beauty of the rural Windellama landscape, this exquisite 24 acre property offers the perfect blend of rustic charm and modern conveniences, promising a lifestyle of peaceful privacy and comfort. Welcome to your dream rural retreat at 9 Minshull Road, a place where every day feels like a holiday:- Discover a spacious 3-bedroom, 1-bathroom two-storey house, where each window frames stunning rural vistas, inviting the beauty of the outdoors in. The large alfresco deck offers the perfect setting for entertaining or simply soaking in the serene surroundings - A fully detached studio presents a haven for artists, writers, or those working from home, providing a peaceful retreat to inspire creativity and productivity away from the main living areas- Kitchen with gas cooking and breakfast bar. Large family room with wood heating. This home ensures your comfort- 2 x 25,000-litre water tanks supports sustainable living practices and bore with pump ensuring ample water supply for the household- The property is fully fenced and thoughtfully divided into 6 paddocks, making it ideal for those dreaming of equestrian pursuits or small-scale farming. With 2 dams (1 spring fed), a machinery shed and stables, it is well-equipped to support your rural lifestyle dreams- Located approximately 30 minutes from Goulburn, under 2.5 hours from Sydney, and under 1.5 hours from Canberra, this property offers the perfect balance between rural seclusion and access to city amenities. Imagine waking up each morning to the peaceful sounds of nature, relaxing on your property or tending to your gardens and animals. Evenings are for relaxation on your expansive deck, watching the sun set over your own slice of paradise. This is more than just a home; it's a lifestyle opportunity not to be missed. Whether you're seeking a peaceful family haven, a productive hobby farm, or a creative retreat, this property promises to fulfill your dreams. For more information contact Mark Heaton 0401 683 977. Disclaimer: While we make every effort to ensure that the information, we provide you with is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries