

945 Monaro Highway, Bunyan, NSW 2630

House For Sale

Saturday, 6 April 2024



945 Monaro Highway, Bunyan, NSW 2630

Bedrooms: 6

Bathrooms: 3

Parkings: 8

Area: 2 m2

Type: House



MINUS THE AGENT

Minus The Agent Sales
1300797170

1250000

Phone enquiry code for this property : 4971Historically rich and distinguished since 1841 of loving preservation. The Squatters Arms Estate represents a significant wealth of current and future opportunity matched with an incredible lifestyle offering. Occupying six acres of freehold land (6 x 1 acre lots, possible future subdivision STCA) and adjoining 20 acres of crown land, this magnificent property promises enormous commercial potential with its previous uses including a Manor house, an inn, a bed and breakfast, a tea house, a restaurant, an antique shop and most recently a very successful Airbnb (SuperHost Property). Access to unlimited Snowy Mountain Springwater, gently sloping and sun orientated land blocks and generous highway frontage make this the perfect future vineyard/ distillery estate for those with an eye to the future. Located within an hour of Canberra in one direction and breathtaking snowfields in another, the location offers the best of town and country living and it's easy to understand why it has become a favorite accommodation offering for those taking advantage of the breathtaking snowfields in the Winter and outstanding bike trails in Summer, Spring and Autumn. If it's more of a lifestyle change you are seeking, behind its endearing country exterior, the main residence reveals character-laden stone walls and hardwood floors throughout its multiple living and common areas, with the main lounge leading to an underground cellar. The five beautifully maintained bedrooms exude warmth and charm and attached to the side of the main residence is the Old Kitchen cottage/Self-contained apartment/ Granny-Flat/ Artist Retreat) currently the Squatters Arms Old Kitchen Airbnb offering. <https://www.airbnb.com/h/squattersarms>To the rear of the property, you will also find a large stable, providing further scope for conversion to a separate residence or potentially a boutique distillery as well as a large coach, intended for conversion for additional guest accommodation.With such a broad range of versatile space and distinctive features, this home is truly unparalleled in diversity and quality.- three bedrooms downstairs- Quaint attic space adjoins two upstairs bedrooms with country views- 1 studio cottage/apartment (5 star Airbnb)- Four multipurpose living areas suitable for relaxed or formal use- Both master bedrooms enjoy ensuite, fireplace and outdoor access- Kitchen features 5-burner gas stove and huge 900mm oven/rangehood- Main bathroom boasts clawfoot bath, marble mantelpiece and fireplace- Heritage works recently completed to restore verandah and stables- Abundant supply of natural springwater to property- 20 acres of crown land available - ideal for subdivision (STCA)- Bunyan is located 10km from Cooma and an hour south of Canberra- the gardens include lavender, white roses, maple trees, apple tree, fig trees, 3 raised garden beds for vegetables, miniature stone fruit trees and a berry garden.Phone enquiry code for this property : 4971