

**1307 Joadja Road, Joadja, NSW 2575**

**Acreage For Sale**

Tuesday, 25 June 2024

1307 Joadja Road, Joadja, NSW 2575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



Monique Phillips  
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Mark Heaton  
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## Contact Agent

An impressive property offering the ultimate in privacy and lifestyle, this bushland haven spans across 2 fabulous hectares & represents your tree-change dreams. Central to the offering is a beautiful family home that offers multiple living zones, a well-appointed kitchen & four generous bedrooms, with a master ensuite that you'll never want to leave! The home has been designed for thermal efficiency & showcases a myriad of bespoke features that not only add texture & warmth, but also enhance its contemporary style. - Home entry via a large foyer/mudroom with custom built-in shelving & hanging space - Two sprawling living zones sit beneath soaring ceilings, each with a slow combustion fire- Deluxe kitchen includes a walk-in pantry, stone benchtops & a built-in breakfast table on the centre island- Large master bedroom includes a walk-in wardrobe & access to an upstairs living area- Luxurious ensuite boasts a delux soaking tub with a picturesque view across the property- Second bedroom is generously sized & enjoys direct entry to the bathroom & deck - Bedrooms three & four also share access to the impressively sized three-way bathroom - Ceiling fans are fitted throughout the home, along with several split system a/c units - Entertain in style with a swimming pool & fabulous cabana complete with a BBQ kitchen- Double garage, plus a second oversized double garage/shed, & additional shedding - Extra features include a basketball court & fire pit area - Full sized sand arena as well as a shelter & plenty of room for a few horses or ponies - Ample water supply from a bore, fully lined dam, 22,500L concrete tank & 15,000L metal tank

Joadja is a town steeped in local history, the township home to historic Shale Mine in the 1850s, now well renowned whisky distillery, yet for all its unspoilt tranquillity, it provides remarkable accessibility being just 30 minutes to Mittagong & Bowral, with a School Bus service conveniently located & approx. 90-minutes to Sydney Contact Monique Phillips on 0408 405 194 or Mark Heaton 0401683977

Disclaimer: While we make every effort to ensure that the information we provide 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