

475 Mulloon Road, Mulloon, NSW 2622



Acreage For Sale

Wednesday, 26 June 2024

475 Mulloon Road, Mulloon, NSW 2622

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 6 m2

Type: Acreage



Doug Merriman
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Ava Merriman
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\$1,050,000

Rural views, rural privacy, rural lifestyle and a well maintained 4 bedroom home on 6.6 hectares (16 ac)! When you say you're moving to Mulloon, we know you're chasing a rural block, big home, community, and lifestyle. Being close to services matters to you, space for the dog is important, and the home you'll settle in needs to represent rural living. This generous home features two large living areas, and has a lovely, modern kitchen. There's an adjoining dining room, and past that, 4 generous bedrooms. The laundry, ensuite and the large main bathroom ensures this large family home does its job well. Outside, there's plenty of room to move and still be under cover, the enormous rear deck and wrap-around verandah allow you to always find a quiet, sunny spot. With large windows opening onto local and district views, this home has a feeling of generosity. To the rear of the block is a 373 acre reserve, this parkland is managed by National Parks & Wildlife and effectively joins onto your backyard - a wonderful bonus if you choose to use it, whilst the hassles of maintaining a larger parcel remains with others. To the South West, the home captures views of the mighty Tallaganda State Forest in the distance and vast pastures of farmland in the foreground - there is a feeling this property is bigger than it is. Features include; • 4 bedroom ensuite home • Well appointed kitchen and bathrooms • Multiple living areas • Multiple outdoor entertaining areas • Pantry and plenty of household/linen storage • Reverse cycle air conditioning • Large woodbox fire • 4 car shed on slab • Good fencing • Spring fed dam • 130,000 litre water tank Mulloon is a tight community, it is private and yet social. The Mulloon Creek crossing is approximately 15 minutes from Bungendore and features a mix of Australian countryside, from native forest, pasture and paddocks and views galore. This home is a turn key solution offering rural living, with just enough rural to keep it lifestyle. For more information or to arrange a private inspection, please call Doug Merriman on 0419 999 001 or Ava Merriman on 0429 517 003. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective tenants should make their own inquiries to verify the information contained in this document.