

4344 Gundaroo Road, Gundaroo, NSW, 2620



Acreage Semi-rural For Sale

Friday, 13 September 2024

4344 Gundaroo Road, Gundaroo, NSW, 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: Acreage Semi-rural

Outstanding Rural Retreat Minutes to Canberra - Bring the horses!

Viewings welcome by appointment, please contact Campbell Jones - 0427401109 or cjones@blackshaw.com.au

Discover your own private oasis just 33 minutes* from Canberra Airport at 4344 Gundaroo Road – a nature lover's dream and a paradise for the horse enthusiast. This beautifully maintained, rare-sized block offers the perfect blend of peaceful country living, immaculate equine infrastructure, and a spacious family home. Surrounded by stunning valley and mountain views, this rare gem promises both seclusion and convenience, all while being just a short drive from the ACT.

Set on just under 24 fully fenced acres*, this equestrian's dream is thoughtfully divided into smaller pastures for ideal horse management and safety, featuring six large shelters to comfortably accommodate all your horses. The 10-acre* front paddock boasts a picturesque dam, a mix of native and C3 pastures, and sweeping valley and mountain views. Already approved for dual occupancy and, with nearby power available, this offers the perfect location for a second dwelling (STCA).

The 2.6-acre* paddock right outside your front door is equipped with two large shelters, one being a huge 9 x 5-metre stable, perfect for show days, complete with a post and rail day yard, and automatic water. A 60 x 20-metre dressage arena offers ample space for both serious training and leisurely rides. The smaller paddocks, designed around an Equicentral concept, feature 3 large shelters, post and rail fencing, horse-safe gates, and spacious day yards. Another spacious 5 x 6-metre shelter, with its own 1 acre* paddock, is meticulously fenced with Equimesh and post and rail fences for maximum horse safety. Visible from your dining table and kitchen window, it's ideal for foaling or accommodating that very special horse. With ample water supply from multiple tanks, a convenient feed shed, and an external wash bay, this property is perfectly equipped to meet all your equine needs. This property has housed both stallions and mares with ease and was designed with focus on horse safety.

Beyond the horse facilities, you'll find undulating paddocks ideal for riding, breathtaking gum trees, and private forested areas inviting exploration. "Wombat Gully," a charming natural feature of the property, offers endless adventure right on your doorstep. With its potential for additional income, primary production zoning, and environmentally conscious approach to pasture care, this property offers more than just a home – it offers a lifestyle.

The residence is a beautifully appointed three-bedroom plus study home, easily convertible to four huge bedrooms, thoughtfully designed for modern living. The spacious, light-filled interior includes generous living areas and a stunning kitchen with stone benchtops, a large oven, and a powered stone waterfall island, perfect for entertaining. The main bedroom, privately situated at the rear of the home, offers the luxury of two walk-in wardrobes, an ensuite, and air conditioning. Highlights include quality flooring throughout, a wood fireplace with a striking stone wall backdrop, modern laundry, ample built-in storage, and plantation shutters that provide both privacy and aesthetic appeal. The wrap-around verandah invites you to relax and take in the breathtaking natural surroundings, while a large gable pergola and dual-level concrete entertaining area offer views of the horse paddocks and dam, perfect for alfresco dining. An external cottage with two bedrooms and living space allows for a guest retreat, a teenage hideaway, or accommodation for horse clinics, adding versatility and convenience to this exceptional property.

Other features include easy-care gardens, playground, and a 3 x 7.6-metre greenhouse for year-round growing potential. The gardens boast a variety of established fruit trees, raised garden beds, and an enclosed chicken coop. For those needing extra storage, the powered gable 3-bay shed, and three-car gable carport provides a total of nine car spaces, plus additional room for a boat, trailer, or float.

This cherished family home offers a rare combination of comfort, style, and exceptional equestrian facilities, perfect for the professional horse person or anyone seeking a peaceful rural retreat. With the hard work already done, you can move in and start enjoying your new life amidst nature's beauty, where every detail has been thoughtfully considered for convenience and enjoyment.

Contact us today for more information!

Features:

- Picturesque 9.61Ha/24 acres*
- Spacious family home
- Dual occupancy permitted (STCA)
- Primary production zoned (RU1)
- Extensive horse infrastructure
- Post and rail horse-safe fences
- Six large horse shelters with adjoining day yards
- 60 x 20m dressage arena
- 2 dams
- Wash bay & feed shed
- Automatic watering troughs
- Modern kitchen
- Large bedrooms
- Two walk-in robes in master bedroom
- Ensuite
- Easy-care gardens
- Pergola, ideal for entertaining
- Split-level concrete entertaining area
- Wood fireplace
- Ample water supply
- 15 x 2.5m cottage separate from the main house with two extra bedrooms/lounge/storage/bathroom (not plumbed in)
- Raised garden beds
- Large gable 3-bay carport
- Fruit trees
- Large greenhouse
- Chicken coop
- Powered shed – 6 car spaces
- 3.3kW solar system + 10kW solar inverter
- Native and C3 pastures, ideal for horses
- 3 mins* to Gundaroo village with award-winning restaurants, post office, local shop, pub, and school
- 19 mins* to Gungahlin
- 33 mins* to Canberra International Airport
- 34 mins* to Canberra CBD
- 18 mins* to Hume Highway
- Under 3 hrs* to Sydney CBD

*approx.