

73 Clare Lane, Bungendore, NSW, 2621



Acreage Semi-rural For Sale

Friday, 16 August 2024

73 Clare Lane, Bungendore, NSW, 2621

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Type: Acreage Semi-rural



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A rare opportunity for horse enthusiasts

Escape to the country with this inspiring equine estate set on 37 acres just outside of Bungendore Village. Previously used as a horse agistment property, 'Manna Park' has been designed for those who are horse enthusiasts looking for established infrastructure including its very own flood lit 60 x 20m dressage arena with 5 Jarrett Arena Mirrors, large grass jumping paddock and stable complex including 4 stables (4m x 4m), feed and tack room, wash bay, 4 outdoor holding yards and adjoining riders retreat.

To add further appeal to this outstanding property there are the two residences. The main residence comprises of a spacious renovated kitchen with step in pantry, living area with slow combustion fire place, large master suite with walk in robe and ensuite and the secondary bedrooms are of a generous size. There is an abundance of heating throughout to keep you comfortable all through winter, including ducted gas heating, heat transfer system from wood heater and Raven cooking stove which runs the hydronic heating and also heats the hot water. Outdoor entertaining has been made easy with the large pergola, pizza oven, heated spa lap pool and there is plenty of space for the children to run and play in the secure yard.

The second residence is currently tenanted at \$620 per week. The home with wrap around verandah has an open plan kitchen, dining and living, master bedroom with ensuite, a good size second bedroom and there is a third bedroom/study. Complete with a reverse cycle air conditioner, this home is metered separately with its own water tanks, enviro cycle system, garage and secure yard.

The current owners have spent many years turning this lovely estate into an equine retreat. The 37 acres property is ideally designed for performance horses and comprises nine paddocks with access to Brooks Creek which runs through the property.

73 Clare Lane presents a rare opportunity to secure a well-established horse property just minutes out of Bungendore Village.

Abundance of water

- 2 dams
- Double sided access to Brooks Creek
- Bore
- 5,000g rain water capacity
- 5,000g bore water capacity
- Automatic water treatment system
- Stable troughs can be switched between rain water and bore water
- Paddock troughs connected to bore water

Shedding

- 3 car garage
- Drive in shed with 2 additional stables
- One stable with outdoor yard and large enough for foaling
- Stable complex with feed and tack room, adjoining riders retreat
- Wood storage shed
- Large open bay shed for horse floats with two vermin proof rooms attached
- Two additional storage sheds

Additional feature

- 6.6kw solar system
- Evaporative cooling in main residence
- Fenced and irrigated sand horse arena with lighting and covered viewing area

- Jarrett Arena Mirrors position to add further mirrors between if required
- Jumping paddock
- 8 additional paddocks

Location

- 7 minutes to Bungendore Village
- 13 minutes to Sutton Village
- 25 minutes to Queanbeyan
- 23 minutes to Canberra's Inner North

For a comprehensive information booklet on this outstanding property, please contact us today.

*The property is currently undergoing subdivision and registration is due within the next couple of months.

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.