

Address available on request, Balmoral, NSW 2571



Lifestyle For Sale

Friday, 22 March 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 11

Area: 16 m2

Type: Lifestyle

\$1,950,000 - \$2,005,000

To enquire, please email or call 1300 815 051 and enter code 1255 This Beautiful 40 acre property is surrounded by, Bargo State conservation area and is on the edge of Balmoral village, at the northern end of the, Southern Highlands. 1.5 hrs south of Sydney, 25 minutes from Bowral and Mittagong, 15 minutes from Picton. Easy access to the Hume Highway, either from Picton or Colo Vale. The house is single brick construction with two floors and pitched roof. Inside there is a spacious kitchen 2 living rooms, one main bathroom, ensuite master bedroom with walk in wardrobes, two other bedrooms and large rumpus room/slash music room with thatched ceiling on the second floor, accessed via old style staircase, originally from a pub in the rocks, Sydney. There are large landscaped gardens, with a sizeable entertaining area with custom wood table and fire pit, with paths that lead to the tennis court and other parts of the garden. There is a 4 birth garage (with solar panels on the roof), with one birth converted in to insulated office and separate access to the laundry room and to house. There is a summer house in the conifer garden and tree house for the kids to play in. It has its own access through sandstone pillars and wooden farm gates, that take you to the garage and through another gate at other end, with access to the paddocks and bush beyond. The garden and house are surrounded by big chunky post and rail rural fencing. There is a large rain water tank on the end of the garage which will serve all your water needs for the house. There is mains electricity and bottled gas that supplies the house, no main water in the village. There is a separate yard with its own access driveway of the street, leading to a large open area. On one side there is a large corrugated steel shed, with another smaller lock up shed inside, a workshop with shelving work benches electricity and a large area to store machinery. There is a working bore on end of shed, used to water the gardens. On the opposite side is a long shed with 3 stables and enough room for 4 vehicles and electricity. There is also a second large rain water tank on the end of the stables. The yard has its own access to paddocks behind and can also be accessed from house and gardens. The paddock (approximately 5.2) acres on side and rear of house, have separate access road and gate of the street. There is a large open area and bush beyond. The residents in the village are friendly and you will have access to village events at the hall and a playing field opposite. There are no shops, but Buxton has an IGA and a post office and Picton to the North and Mittagong to the south has everything else one needs for shopping, with Campbelltown and Narellan 45 minutes north of the village. This is a great family home, with lots of space to run around, operate a business from, ride horses, ride motorbikes, gardening, walking, small hobby farm, with access to lots of bush tracks, swimming holes, within walking distance or small drive. Please make an inquiry to see the property today. To enquire, please email or call 1300 815 051 and enter code 1255