

Address available on request, Marulan, NSW 2579

CARLTON

Sold Acreage

Thursday, 5 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 8 m2

Type: Acreage



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\$1,072,000

A rare opportunity to acquire a rural and country lifestyle on 8.48 ha (20.9 acres) within minutes to town and all services. Sited on a no-through road, and exceptionally private, offering substantial equine infrastructure, complemented by an appealing and renovated double bricked cottage, with views of the paddocks and beyond. Features Include: *3 bedrooms, (2 with built in robes) *Generous lounge room with reverse cycle A/C *Family and dining with cosy combustion heating and access to the outdoor covered entertainment area, and front alfresco verandah. *Modern Kitchen with 900mm oven and gas cooktop, ceramic sink, island bench, generous storage and bench space, and solid timber bench tops. *Bathroom with shower, vanity, bath and W/C *Utility laundry/mudroom with additional W/C, and character barn door *Fully fenced child and pet safe area, plus double garaging. *Currently set up for horses, with considerable Equine facilities already in place, including an Olympic sized Dressage Arena, hot and cold wash bay, feed shed, tack room, dedicated horse gear laundry, stables, machinery shedding and horse trailer storage, with power and internal and external lighting, and horse friendly fencing. *2 dams, plus a 3rd shared with a neighbour, plus additional ample water storage and a wonderful balance of paddocks and wooded areas. This property offers the perfect opportunity to pursue your equine dream or simply enjoy the space of a rural lifestyle.