

# Address available on request, Murrumbateman, NSW 2582

## Sold House

Friday, 20 October 2023

Address available on request, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 32 m2

Type: House



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**\$3,500,000**

A beautiful country house and farm, horse facilities and a 35-minute commute to Canberra: 'Ponderosie' is glamorous country living with a pool, golf green and every luxury. Just eight minutes to the town of Murrumbateman to visit the bakery, pub, primary school or weekend markets, this exceptional home with extensive equine facilities provides farm life with an easy city commute. With views to the Brindabella Ranges and minutes to award-winning wineries (with cycle paths in between!) be entranced by this lovely 85-acre rural offering in a lovely green valley with views (and with a second 90 acre parcel of adjoining land available for separate purchase if desired). Features include:

**House:**

- Newly built luxurious home over 418m<sup>2</sup>: four bedrooms including large master suite
- Stunning entry way with oversized double barn doors
- Office, second office/library/gym, rumpus room, TV nook
- Formal lounge with Cheminee Phillippe slow combustion fireplace
- Designer gourmet kitchen with butler's pantry
- Lovely open plan kitchen/living/dining with timber floors
- Thermally-broken double glazing throughout
- Extensive use of plantation shutters
- Alfresco entertaining area with remote controlled blinds
- Ducted, reverse-cycle heating and cooling - can be controlled remotely via app
- 3-car attached garage with storage room

**Exterior:**

- 12-metre swimming pool with integrated retractable cover and heat pump
- Jacuzzi J525 hot tub with SmartTub app control
- Beautiful Pool Pavilion complex with powder room and open fireplace
- Low maintenance landscaped gardens and views for miles
- Walled irrigated vegetable garden; bore-irrigated trees and grass (all irrigation can be controlled remotely via app)
- Putting/Chipping artificial grass golf green
- 13.3 kWh solar system with Tesla Powerwall series 2 battery (13.5 kW storage), app controlled
- Remote operated solar powered front gates
- Stunning brick and stone fireplace remaining from original 1850s cottage

**Farm/Equine:**

- 125,000 litre and 22,000 litre water tanks; bore
- Huge barn with glamorous Equine complex includes: 2-bay machinery shed, tack room, feed room, float storage, mezzanine area, wash bay with hws
- Round yard
- Several dams including picturesque dam with jetty for family fun
- 6 fenced paddocks and 2 fenced holding paddocks (2 with dams and some with gravity-fed troughs)

**Separate Adjoining Block:** An adjoining 90-acre parcel of land is also available for purchase, separately or together with main property. With potential to build a dream home, or to extend the current farm and build a second residence, this block is fenced for cattle and is currently used to produce passive income by agisting stock. It currently hosts a shed, a water tank and two dams.