

**Address available on request, Razorback, NSW 2571**



## **Acreage For Sale**

Wednesday, 18 October 2023

Address available on request, Razorback, NSW 2571

**Bedrooms: 7**

**Bathrooms: 6**

**Parkings: 6**

**Area: 2 m2**

**Type: Acreage**



Rocco Paiano

## Contact Agent

This is a rare opportunity to purchase a totally unique federation style farmhouse residence on approximately 6 acres. This unparalleled country escape feels like you are a world away, yet being fantastically positioned with just 15 minutes to both Camden & Picton CBD's and only 70 minutes from Sydney CBD. A complete country estate featuring manicured park like grounds, electric gates, a 100 year old cottage, a vineyard, a detached entertainment zone including a 9 x 9 metre squared covered pergola with outdoor kitchen/BBQ and pizza oven, a separate air conditioned games room plus an indoor heated pool and spa. The estate boasts 9 toilets, two underground water tanks totalling approximately 200,000 litre capacity, other various above ground water catchments around the property (every roof has run off into a tank), park like manicured gardens with an abundance of quality plants, dam and many character features with surprises around every corner, including some convict brick features. The property has extensive post and rail dog proof fencing and is the perfect place for a large family to truly enjoy the country lifestyle. Main Residence 5 large bedrooms (3 x ensuites, 2 x walk in wardrobes, 3 x fitted robes) Master bedroom features large sliding doors to huge rear verandah, his and hers walk in robes, luxury ensuite with heated spa and Bi-fold windows allowing the outside in experience. Elegant handmade hardwood kitchen with walk in pantry, granite benches and quality appliances. Full wrap around verandah with views over the beautiful parklike gardens. Multiple living areas including: Formal lounge with gas fireplace, library style shelving and baby grand piano. Kitchen/family room with raked/beamed ceiling Formal dining room with bar. Wine storage room with wine fridge. 3 x working fireplaces. Fully ducted reverse cycle air conditioning system. Large laundry. Separate mudroom, with verandah access Large sliding door access to expansive rear verandah from lounge and master bedroom. Antique doors and character features throughout. 12" federation style skirtings throughout. 10' ceilings throughout. Electronic hi fi/TV/14 security camera back to base security system throughout house controlled by 3 x ipads, can be accessed remotely via an app. Sonos music throughout the house including the master bedroom/bathroom and all public areas. Separate Pool house/Entertaining area Loft Bedroom/TV room Games room including a snooker/pool table and air hockey, wall mounted TV point. Bathroom/shower/toilet. Full kitchen with ample storage, dishwasher & stove. 2 x new wall mounted air conditioning units. Indoor, fully enclosed gas and solar heated pool and spa. Solar rebuild completed July 2023 Artificial grass over water tank for games, golf putting, bocce, and lawn bowls. 9 x 9 metre squared covered pergola with pizza oven and BBQ Cottage Full of old world character 100 year old cottage with feature wooden beams. Furniture included with sale: quality double sofa bed, table and chairs, bookcase, TV stand, coffee table, fridge, mobile air con unit, double bed and drawer set upstairs. Office (unfurnished) Bedroom upstairs (furnished) Bathroom with shower/bath and toilet Kitchenette Barn/Garage 3 to 4 car spaces Character/antique-style storage area 3 phase electricity Workbench with vice 2 x large electric doors (suitable for trucks) with remotes Extensive 11KW solar system on the roof The Property & Surrounds 6 acres (approx.) Extensive fencing around full 6 acres, including post & Rail Approx 2 acres of parklike grounds, fully fenced & dog proofed including a wisteria walk, several bridges and many decorative landscaping features. Approx 2 acres paddocks for livestock, including large dam, fully fenced and dog proofed. Gully area to the rear of the block, fully fenced and dog proofed. Electric gates, intercom system & security camera Pump installed on dam for providing water to vineyard and gardens. Garden art, old cart by the vineyard, ute in the rear garden, farm equipment and old tractor in the front garden. Feature convict bricks 2 x exterior toilets and washroom 2 x large water tanks approx 100,000 litres each and numerous water tanks around the property Vineyard, approx 80 vines newly planted. Various outbuildings for storage of equipment etc Shade house Berry house New cubby/garden equipment storage shed. A variety of antique style collectibles, signs etc are included with the property. A substantial amount of money has been spent in recent years upgrading the air conditioning units, replacing the entire wrap around verandahs, the septic system and landscaping and planting. The property comes complete with two affectionate donkeys (with registration papers provided by breeders.), a tractor including a mower deck, mulcher/chipper, slasher, a ride on mower and a John Deere Gator, all purchased new by the owners in the last 10 years. Here is the perfect opportunity to acquire your dream getaway or forever home, all you need to do is move in and live the life in this wonderful, once in a lifetime estate. For a private inspection, or for more information please get in touch with Rocco Paiano on 0418170873 \* Photo identification must be presented to the agent by all parties prior to inspections \* Please note that all electronic enquiries require a contact number AND an email address. Enquiries without this information will not receive a response. \*\* Disclaimer: Your Property Specialists believes that all information contained herein be true and correct to the best of our ability and in no way misleading. However, all interested parties are advised to carry out their own enquiries and relevant searches.