

**107 Keirs Road, Murrumbateman, NSW 2582**



**House For Sale**

Thursday, 4 July 2024

107 Keirs Road, Murrumbateman, NSW 2582

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 101 m2**

**Type: House**



Dominic Johns

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## Expressions of interest

Expressions of interest closing Friday 16th August 2024. Step into a world of serene beauty and timeless elegance at Winstonwood, an exquisite property spread across 250 acres of rolling countryside. This magnificent farmhouse, located on a thriving horse stud farm, combines rustic charm with modern luxury, all set against a backdrop of breathtaking 360-degree views. As you approach the property, the striking Mt Gambier sandstone exterior and wrap-around veranda welcome you with open arms. The entrance, adorned with stained glass windows, hints at the unique blend of history and sophistication that lies within. Inside, the home boasts timber-framed and arch windows that frame the picturesque landscapes and fill the rooms with an abundance of natural light. The farmhouse offers ample space for comfortable living with four generously sized bedrooms and three cozy fireplaces. The two living rooms provide perfect spaces for relaxation and entertainment, while the formal dining room, complete with a grand fireplace, is ideal for hosting elegant dinners and family gatherings. The heart of this home is its country-style kitchen, featuring an original Stanley fire oven and stove that bring a touch of old-world charm to your culinary adventures. The large walk-in pantry offers extensive storage, ensuring you have everything you need at your fingertips. Ascend the custom wood staircase to discover the loft-style master bedroom, a tranquil retreat with an ensuite and unparalleled views of the surrounding mountains. Outdoors, the country style garden beckons with a soothing water fountain and spaces designed for both leisure and entertaining. The property is well-equipped for equestrian pursuits, featuring a horse stable, a veterinary shed, two grain silos, a large storage shed, and a dairy shed, whilst more than twenty individually fenced paddocks provide ample space for horses and other livestock. This property is not just a home; it's a sanctuary. The 1900 old Methodist church on the property adds a touch of historical charm and offers endless possibilities for creative use. The farm's five dams, and direct access to Murrumbateman Creek provide delightful opportunities for fishing and water-based activities, enhancing the property's appeal. Sustainability meets luxury with the addition of solar panels, reducing your environmental footprint while providing energy efficiency. The large laundry room offers practicality, ensuring that all your household needs are met with ease and convenience. Experience the perfect blend of elegance, this exceptional property offers a lifestyle of peace, beauty, and endless possibilities, making it a dream come true for those seeking a luxurious countryside retreat.

Features: \* 250 acres of rolling countryside \* 360-degree views \* Mt Gambier sandstone farmhouse \* Wrap-around veranda \* 4 bedrooms \* 3 fireplaces \* Stained window features at front door entrance \* Timber-framed and arch windows \* 2 living rooms \* Formal dining room with fireplace \* Country-style kitchen with original Stanley fire oven/stove \* Large walk-in pantry \* Custom wood staircase \* Loft-style master bedroom with ensuite \* Large laundry room \* Solar panels \* Manicured garden with water fountain \* Horse stable \* Veterinary shed \* Two grain silos \* Large storage shed \* Dairy shed \* Multiple individually fenced paddocks \* Old church on property \* Five dams \* Access to Murrumbateman Creek

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