

**12 Mannifera Place, Goulburn, NSW, 2580**



**House For Sale**

Friday, 13 September 2024

12 Mannifera Place, Goulburn, NSW, 2580

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Dale Cummins

## Architectural, Bespoke Masterpiece

### A Masterpiece of Design and Craftsmanship at 12 Mannifera Place

Experience the pinnacle of luxury living in this bespoke, architecturally designed home by the renowned Chris Reardon. Nestled on an elevated, private lot with meticulously landscaped gardens, this spectacular residence offers unrivaled views over the entire Goulburn valley and beyond, creating a tranquil escape that blends seamlessly with the surrounding bushland reserve.

Spanning three magnificent levels, this solar-passive, light-filled home is designed to embrace its northerly aspect. Constructed from quality Taralga bluestone and Bundanoon sandstone, the home features breathtaking cathedral ceilings, large geometric windows, and an extensive use of Cedar, Oregon, and Blackbutt timbers throughout. A striking element of the home is the use of large Iron Bark bridge beams, transoms, and bespoke joinery, adding to the home's unique character.

The main level boasts multiple expansive living areas, including a formal lounge with a stone fireplace and in-built gas log fire, which opens onto a sealed patio surrounded by beautiful native gardens. The heart of the home lies within the creatively designed kitchen and living room. With soaring ceilings and large windows, this space is bathed in natural light, centred around a stunning full-height stone fireplace with a double-sided Cheminees Philippe wood-burning fire.

The upper level hosts an informal living area with remarkable lighting and stone features, leading to the luxurious master suite. This retreat offers a dressing room, an opulent ensuite, a private mezzanine, and a balcony that delivers the most breathtaking views in the home. Two additional spacious bedrooms offer fantastic storage and stunning views through large windows.

The lower level features a fully self-contained residence with a large bedroom, bathroom, full-sized kitchen, and living space-perfect for guests or as a potential secondary income opportunity.

Outside, the property is equally impressive, with established gardens, extensive landscaping, rock retaining walls, and native plantings visible from the drive. The property also includes a large four-car garage with high-access automatic doors, a workshop space, and a two-car carport.

#### Key Features:

4 Bed | 3.5 Bath | 4 Car

Incredible Master Built residence

Architecturally designed, one-of-a-kind home

Backs onto crown land bush reserve

Incredible views over Goulburn, with all iconic landmarks in view

One-way see-through glass

Solar North orientation with a 10kW solar array connected to the grid

2x Reverse cycle air conditioning

Extensive use of recycled timber throughout, including clear-grained Oregon rafters from a Port Adelaide rice mill, and large bearers made from recycled eucalyptus hardwood bridge timbers

Ceiling timbers are all hardwood eucalyptus

All copper gutters and headers

Bespoke joinery throughout

Solar-glazed windows throughout

Self Contained Residence

Underfloor heating throughout all areas on the lower levels

Cbus electrical system throughout, with all downlights on dimmers and fully programmable

Wiring for all services, including audio, intercom, and security

Double-sided Cheminees Philippe wood fireplace and Heat 'N' Glow gas log fire

Smeg gas/electric stove and oven

100,000-litre water tank with pump connected to all garden areas

2 gas water heaters servicing kitchen and bathrooms

Large four-car garage with high access automatic garage doors and space for a workshop

2-car carport

Self-contained one-bedroom residence under the house, with separate and internal access

Extensive landscaping around the home

1-hour drive to Canberra

Under 2-hour drive to Batemans Bay

45-minute drive to the Southern Highlands

2-hour drive to Sydney

This one-of-a-kind residence is a rare opportunity to own a piece of architectural brilliance in a serene, natural setting.

Contact us today to explore this exceptional property.