

'Bunyarra Range' 60 Bunyarra Lane, Orange, NSW 2800



Other For Sale

Tuesday, 25 June 2024

'Bunyarra Range' 60 Bunyarra Lane, Orange, NSW 2800

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 157 m2

Type: Other



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Upcoming Auction Thursday 1st August 2024

Nestled on the western side of Orange in Boree, 'Bunyarra Range' is an exquisite property sprawling across 157.58 hectares (approximately 389.38 acres) of land. This property offers a tranquil and secluded country lifestyle, while still providing the convenience of nearby towns. Just a 20-minute drive from the heart of Orange, 'Bunyarra Range' affords easy access to air services connecting to Sydney, Brisbane, and Melbourne, and is within a 3.5 hour drive to Sydney or 3 hours to Canberra. As you ascend the front driveway, you'll be greeted by the elevated heights of 'Bunyarra Range,' which offers stunning panoramic views. The homestead beautifully merges contemporary style with country charm, situated at the end of a private driveway to ensure utmost privacy. The spacious layout includes a large master bedroom with a walk-in wardrobe and an ensuite featuring underfloor heating. Additionally, the home boasts two generous-sized bedrooms with built-ins, a study/fourth bedroom, and a luxurious main bathroom. The modern kitchen at 'Bunyarra Range' seamlessly integrates into a north-facing open plan kitchen, dining, and family area, creating a spacious and cohesive living space. This design not only maximizes natural light but also provides an inviting atmosphere for both daily living and entertaining. The kitchen itself is a chef's delight, featuring Caesar stone benchtops, a double electric oven, gas cooktop, dishwasher, and a walk-in pantry, ensuring functionality and style. Further enhancing the home are double-glazed windows, which offer excellent insulation. The timber floors add a touch of rustic elegance, complementing the home's contemporary design. An open fireplace serves as a focal point in the family area, providing warmth and a cozy ambiance during the colder months. Additionally, the home is equipped with ducted reverse cycle air conditioning, ensuring a comfortable indoor climate throughout the year and 6.2kW solar panels. This thoughtful combination of features makes the living space at 'Bunyarra Range' both luxurious and practical, perfect for modern rural living. Complementing the main residence, the cottage at 'Bunyarra Range' is a charming and modern addition, perfect for accommodating guests or generating rental income. It features a bright and inviting north-facing family, dining, and kitchen area, which allows for an abundance of natural light and provides a warm and welcoming atmosphere. The open-plan design seamlessly connects these spaces, creating a perfect setting for entertaining or relaxing. The cottage includes one well-appointed bedroom, ensuring comfort and privacy for its occupants. The bathroom is modern and functional, catering to all the essential needs. Additionally, there is a convenient laundry area, adding to the cottage's practicality. The property at 'Bunyarra Range' has undergone significant recent improvements, enhancing both its functionality and appeal. Gravel roads have been laid throughout the property, ensuring easy and reliable access across the entire farm. A new front entrance adds a welcoming and modern touch, while updated fencing improves the security and management of livestock. The installation of a Farmbot water monitoring system provides efficient and precise management of the property's water resources. Ideal for sheep or cattle farming, the property boasts rich black and brown basalt soils. The native pastures, enhanced by clover and Phalaris, provide excellent grazing opportunities. The terrain is undulating to hilly, originally timbered with white and yellow box and kurrajong trees, adding to the property's natural beauty and diversity. Water resources on the property are abundant and well-managed. A permanent spring-fed creek ensures a reliable water supply, complemented by two bores that provide additional water security. A solar pump on the dam reticulates water to troughs throughout the property, and ample rainwater storage further supplements the water supply. These features ensure that 'Bunyarra Range' is well-equipped to support livestock and agricultural activities with selling centres in close proximity, making it a prime choice for those seeking a productive and picturesque rural lifestyle. 'Bunyarra Range' presents a superb rural lifestyle with privacy and seclusion, offering a myriad of agricultural opportunities. With its breath-taking views, productive capabilities, and close proximity to the vibrant town of Orange, this property is a rare and exceptional find. For further details or to arrange a viewing, please contact Kurt Adams at 0428 747 050.