

**235 Henry Parkes Road, Parkesbourne, NSW, 2580**



**Rural For Sale**

Friday, 13 September 2024

235 Henry Parkes Road, Parkesbourne, NSW, 2580

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**

## IN A CLASS OF ITS OWN

\* Welcome to your dream country home, perched majestically at the top of the Great Divide with sweeping views from the Cookbundoons to Crookwell

\* Superb 40 acre block with a delightful tree-lined driveway leading to a meticulously crafted home, set amongst a mixed exotic & native garden with a view from every window

\* Built to the highest of standards, the 4 bedroom residence was architecturally designed to suit its environment with a number of key features including:

- 2.5m wide & 2.3m high veranda to keep the home cool in summer & warm in winter when the sun streams in

- Underfloor heating which is supported by a 5KW solar system with 21 panels

- Double glazed western red cedar windows and large external sliding doors

- The double brick dwelling is exceptionally well insulated, including the wall cavities and underslab

\* Open plan living & dining room with delightful timber floorboards, superb views, wood fire and an abundance of natural light

\* The kitchen is well appointed with European appliances. The laundry and mudroom are quite spacious and there is plenty of storage throughout the home

\* Oversized double garage and workshop – 8.4m x 8m with brick construction plus an excellent machinery shed which is 12m x 6m x 3.5m high with a large sliding door

\* The property has excellent infrastructure when it comes to water, including:

- Domestically there is a 90,000 Litre tank with pressure pump which supplies the house

- 4 Mega Litre dam with a large electric pump which reticulates water through an automatic watering system. For full details of the irrigation system ask for a copy of our Fact Sheet

- a 7 KVA generator wired to supply power to the house and pumps in the event of blackouts

\* The boundary fence is rabbit proofed, there is a fenced dog run along with vegetable gardens

\* Located in the highly sought after Parkesbourne district. Just 15 minutes drive to Goulburn & 6km from the Federal Highway for Canberra commuters, the school bus runs past the front gate

All of our properties are available for private inspection at a time that suits you. You don't have to wait for a scheduled open house - please contact us to discuss a suitable inspection time.