

**246 Elm Grove Road, Tirrannaville, NSW, 2580**

**Rural For Sale**

Monday, 14 October 2024



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**Bedrooms: 5**

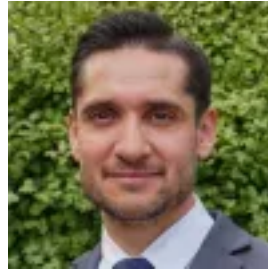
**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Garry Hall  
0425301644



John Connell

## Luxury Rural Escape

Welcome to this exceptional 50 acre sanctuary, just 10 minutes from the township of Goulburn. Take the opportunity to inspect this stunning family homestead, situated to take every advantage of its north easterly aspect, with panoramic views of rich pasture and expansive landscape.

The property offers endless possibilities, featuring a large dam and a licensed bore providing water to gardens and fenced paddocks across the acreage, this rural holding will satisfy any lifestyle pursuit.

### Features:

- ☒ 2700 high square set ceilings
- ☒ 2400 high windows and internal/external doors
- ☒ Engineered timber flooring and upgraded wool blend carpet
- ☒ Herringbone feature flooring entry
- ☒ Ultra modern kitchen with upgraded shaker profile cabinetry
- ☒ Butlers kitchen with walk in pantry
- ☒ 5 burner gas cooktop and electric oven
- ☒ Island bench with double sink and dishwasher
- ☒ Open plan lounge, dining and living off kitchen with panoramic rural views
- ☒ 5 to 6 bedrooms depending on configuration of home
- ☒ 3 bedrooms with built in robes and master with ensuite and walk in robe
- ☒ Multi function use of other rooms as office, media room or additional bedrooms.
- ☒ 2 stunning bathrooms with extra powder room for guests
- ☒ Bathrooms tiled to ceilings
- ☒ 2 Ducted reverse cycle air conditioners plus cozy Lopi slow combustion wood fire
- ☒ 2 x gas hot water systems
- ☒ 2 alfresco areas at rear of home with fire pit area
- ☒ Huge 24x9x4 colorbond shed with power
- ☒ 3 x Undercover car Spaces
- ☒ 4 x Additional Lockup Car spaces /Caravan/Boat with 3400mm Clearance
- ☒ Upgraded Concrete Shed slab to accommodate Heavy Machinery
- ☒ 175,000 litre water storage
- ☒ Upgraded septic tank to cater for a family of 10
- ☒ 50 acres of undulating pasture
- ☒ 1 large dam and licensed bore with top quality fencing
- ☒ Engineered access road to property

This property is a reluctant genuine sale as the owners have been transferred with work and have only lived here for just over a year. It provides quality lifestyle living with all the advantages of being close to town but with all the peace and serenity you could wish for. To arrange your inspection please call Garry Hall on 0425 301644 or John Connell on 0468 919 380.