



FOR SALE

SECLUDED LIFESTYLE RETREAT WITH ENDLESS POSSIBILITIES

Fringed by pristine Australian wilderness, this idyllic 35 acre (14 hectare) lifestyle retreat promises the ultimate escape, with bountiful space, sweeping meadows, total privacy and alluring seclusion its signature hallmarks. This peaceful parcel of rural idyll, just 40 minutes from Bowral and two hours from Sydney, is your invitation to revel in the beautiful, spacious life on acreage you've always dreamt of. Ideal for hobby farmers, city escapees or those seeking time out from the busyness of life, this sprawling oasis already features excellent, eclectic weekend accommodation but also offers rich scope to create a more substantial residence and the enchanting country home of your dreams.

- * A quiet country lane and a striking basalt stone and timber entryway provide a calming welcome to the lushly grassed property
- * An abundance of private, free-range countryside offers scope for roaming as well as plenty of sites for a new residence from which you can take in the pastoral beauty
- * This splendid property boasts five farm buildings, orchard, olive grove, dam and four water tanks with close to 400,000 litres of water storage. It is mostly cleared, contrasted with a pocket of virgin bushland
- * Two steel buildings offer charming, stylishly rustic weekend-style accommodation – one a larger, airy, two-storey building with two bedrooms and two bathrooms and the other a one bedroom studio. Both offer scope as guest, teenager or revenue (STCA) accommodation once a main homestead is built
- * Excellent farm infrastructure is ready for your use including machinery sheds, stable and fenced paddocks
- * The sun-kissed property is dappled by many, established ornamental trees including maples, oaks, red cedars, flowering ashes, weeping cherries and snow pears
- * Eye-pleasing grove of 250 Italian variety olive trees for oil production – ideal hobby business
- * Three small orchards filled with lemon, orange, apple and plum trees – ready to be foraged and enjoyed straight from the source

This is a special, breathtaking property certain to inspire your imagination. It rests not far from the quaint village of Tallong with spectacular bushwalks and wild river scenery close by, and while it offers a feeling of remoteness, 'civilisation' and the Hume Motorway are just 15 minutes away. To secure your dream life in the country, call Sam Mulholland 0432 368 341

5 BED | 3 BATH | 2 CAR

PRICE:
\$1,300,000

OPEN FOR INSPECTION:
N/A



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1469 CAOURA ROAD, TALLONG

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.