



## FOR SALE

### SPRING PONDS, 1288 ACRES, 15 TITLES, 2 ROAD FRONTAGES, NATURAL SPRING, CREEK, MULTIPLE DWELLINGS.

A unique opportunity is offered to acquire this property steeped in Australian history, first settled by European settlers in 1811 and offered for sale for only the second time in the last 110 years. This amazing land holding is aptly named after the multiple naturally occurring springs which flow into Spring Ponds creek and through the heart of its fertile rural landscape.

On the land still stands some of the earliest examples of colonial slab buildings. Very few of which remain in Australia today.

The main homestead has been recently renovated and refurbished to respectfully honour the property history yet incorporate modern features, including antique, designer and imported features throughout.

The house has two distinct areas.

Off the deep verandah where a century old grapevine stretches, are three generously appointed bedrooms, each with a heated stone floor bathroom and views to the garden.

Two rooms have private access to a separate lounge, kitchenette and carport.

Perfect to run as a B&B or simply your own personal space for tranquility with family and friends.

For the day-to-day living, the family home boasts two separate and spacious formal and informal living areas which face onto the sun-drenched, well-established gardens.

The open kitchen is well appointed with ample bench and cupboard space as well as walk in pantry.

Views through the large wide framed windows overlook the country gardens, tennis court and surrounding landscape.

There's an additional 4 bedrooms, including master with ensuite, main bathroom- both with heated flooring- and a study.

The common link between both areas of this home is the charming mudroom/laundry.

Cleverly positioned to provide a functional space to wash up before entering the home from outside. Also fitted with heated stone flooring. Further accommodation facilities on-site include a

11 BED | 5 BATH | 6 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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1224 Jerrara Road, Bungonia - 'Spring Ponds'

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.