



**SOLD**

## SCENIC COUNTRY RETREAT NEAR OBERON

Your perfect weekender or country retreat

3 Bed / 1 Bath / 2 Car / 34.69 acres

Escape to the country to the truly tranquil and restful home, "Girramala" Located minutes from Oberon NSW in the scenic municipality of Hazelgrove, lives this private retreat. Perched on the top of the crest, the cottage has been deliberately designed to soak in the stunning valley views towards Mount Olive. The homestead is not visible from the main road. Drive down the driveway, past your very own "Yurt" and a lovely water-filled dam/water feature and you will stumble upon Girramala.

Girramala offers you the following features:

- Privacy - house cannot be seen from Hazelgrove Rd.
- Light - A lovely light filled nicely flowing home. The vertical windows enable so much light to be available that you do not need light on during the day. The home is North facing maximizing sun exposure to the veranda and living areas in both winter and summer.
- Three bedrooms. Main with oversized walk-in dresser and Bedroom Two with built-in robe
- Modern open plan living/lounge/kitchen flowing to a huge front veranda with stunning views over established gardens and valley views.
- Two-way bathroom with separate w/c.
- Laundry flows to outside.
- Separate study.
- Double lock up garage plus ample shedding for plant and equipment.
- The land is mostly a scenic bush block with tall gums a feature. Seven reticulated dams plus 3 x 5000-gallon rainwater tanks service the house and easy care garden.
- Established low-maintenance gardens with stunning Roses, Bearded and Dutch Iris, Japanese flowing cherry trees, Buddelias, Camellias and Crepe Myrtles.

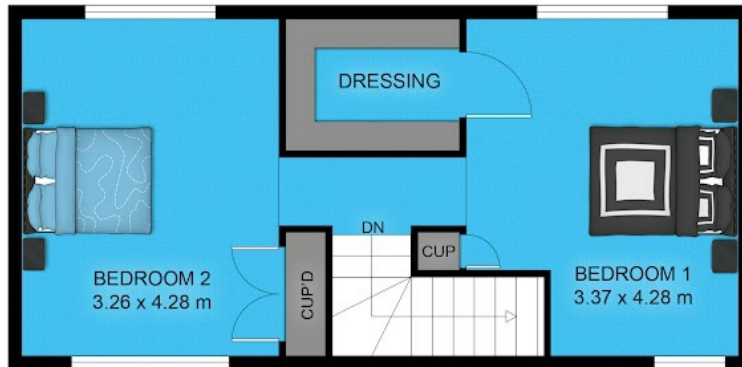
3 BED | 1 BATH | 2 CAR

PRICE:  
\$780,000

OPEN FOR INSPECTION:  
N/A



**Mark Sullivan**  
**0429954990**  
sully@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**FIRST FLOOR PLAN**



**GROUND FLOOR PLAN**

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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.