



# FOR SALE

## 100 ACRE RURAL PROPERTY, SPACIOUS HOME, WORKSHOP, DAMS, VIEWS, LIFESTYLE

Discover your slice of rural paradise in this magnificent lifestyle property, where 40 hectares of pristine land meets luxurious country living.

This impressive property is located only 5 minutes from Marulan and 15 minutes from Goulburn CBD. It also has a separate accommodation fitted with all amenities, making it ideal for visitors, in-law, teenagers or even a managers residence as well.

Step inside this substantial home where thoughtful design meets country elegance.

There are five generously sized bedrooms, including a master suite with ensuite and 3 heated bathrooms ensuring comfort for the whole family.

The heart of this home showcases several standout features that make country living a pure joy:

- Cosy open fireplace for those winter evenings
- Dedicated study for work-from-home convenience
- Versatile rumpus room perfect for family Entertainment /Cinema Room
- Built-in wardrobes throughout
- Modern connectivity with broadband internet and Pay TV access

The outdoor space is where this property truly shines as a lifestyle haven:

- Extensive Large shedding for equipment and storage
- Fully fenced property ensuring security and peace of mind
- Private courtyard perfect for morning or afternoon coffee or evening drink with family and friends alike.
- Covered entertainment area for year-round outdoor living.

The vehicle accommodation is exceptional with a double garage and double carport plus additional space in the shed/workshop for 10 cars and a mechanical hoist. Definitely the perfect property for car enthusiasts, or tradespersons. The workshop provides an ideal space for projects or many potential home business ventures and a multitude of other uses that suit your family's lifestyle or hobby pursuits.

The property's generous acreage presents endless possibilities for those seeking a tree-change or looking to embrace agricultural pursuits, Whether you're dreaming of running livestock, creating a hobby farm, or simply enjoying the

7 BED | 4 BATH | 12 CAR

PRICE:  
\$3,200,000

OPEN FOR INSPECTION:  
N/A



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97 Graham Close, Carrick

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.