

595 PINES ROAD, EDENVILLE, NSW, 2474



FOR SALE

BREATHTAKING VIEWS, QUALITY HOME & RURAL FREEDOM

Set across approximately 103 acres of rolling countryside, this impressive Edenville property captures sweeping 360-degree views over surrounding mountains and valleys, offering the perfect blend of lifestyle, space, and rural functionality.

The timber home, originally built in 2000 and thoughtfully extended in 2010, has been designed for comfort and practicality. The extension includes a spacious main bedroom retreat complete with walk-in robe, private ensuite, reverse cycle air conditioning, and large windows that frame the stunning valley views.

Inside, the home features polished hardwood floors throughout, creating warmth and character. The well-appointed Laminex kitchen offers a breakfast bar, electric oven and cooktop, pantry, and ample storage, flowing into the living area where a combustion fireplace and large reverse cycle air conditioner ensure year-round comfort.

Two additional bedrooms include built-in robes, with one also featuring a window air conditioner. The main bathroom is well designed with a separate bath and shower, plus a separate toilet for convenience.

A full-length north-facing veranda provides the perfect space to relax or entertain while enjoying uninterrupted rural views.

Outdoors, the property is well-equipped for a variety of uses:

Large 3-bay shed/workshop

Carport adjoining the home

Lockable garage with roller door

Steel cattle yards in a central location

Good fencing with two large paddocks

Water is well catered for with three dams, a permanent gully, and six water tanks of varying sizes.

Additional features include solar hot water, a 3kW solar system (12 panels), wool insulation, gutter guard on all gutters, established trees and gardens, and a chicken pen.

The land itself offers undulating ridges with a mix of chocolate basalt and sandy soils, suitable for grazing or hobby farming pursuits.

Access is via a shared road/easement, completing this well-rounded rural package.

3 BED | 2 BATH | 3 CAR

PRICE:
\$1,195,000

OPEN FOR INSPECTION:
N/A



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