



# FOR SALE

## TWO HOUSES, 40 ACRES, RUNNING CREEK, GRAZING & LIFESTYLE, STABLES, SHED

A unique offering of 40 acres with 2 homes, ideal for dual family living, Air BNB or a multitude of other uses.

The 40 Acres of land is bounded by a freshwater running creek, plenty of stored tank water on site + underground water bore, enviro cycle septic system, all connected to mains power.

The main home has two spacious bedrooms with space for a third, 2 separate living areas, nicely appointed kitchen and bathroom, combustion fireplace, reverse cycle air con for convenience and comfort and a great enclosed safe enclosed outdoor courtyard area, double garage plus workshop.

Next door there is a smaller quaint 3 bedroom cottage that would make an ideal teenagers or in law accommodation or a perfect AIR BNB rental unit.

On the land there are 5 horse stables, a wash bay, round yard, 8 watered paddocks and plenty of room for an arena if you so wish. The land is mostly cleared with some shade trees and natural vegetation, plenty of grazing feed as well. All easily accessed off a main sealed road with tracks for an easy drive around the internal fenced boundary of the property.

All this perfectly located only 5 minutes from Windellama Public Primary School, 28 minutes from Goulburn CBD, around 2 hours from Sydney, 1.5 hours from Canberra. School bus to Goulburn pick up is on Windellama Road at the front of the property.

A truly unique and immaculately kept property, from the moment you drive in you will feel the charm.

Call Elias Sleiman now on 0438184127 to arrange a personal private family viewing.

5 BED | 2 BATH | 2 CAR

PRICE:  
\$1,190,000

OPEN FOR INSPECTION:  
N/A



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3494 Windellama Road, Windellama - House

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.