



1055 Table Top Road, TABLE TOP, NSW 2640

"Sunshine"- Luxurious Country living- 21 acres.

Set in the prestigious and ever-popular Table Top district, "Sunshine" is an exceptional rural lifestyle property offering luxurious family living, uninterrupted water views, and an enviable outdoor setup ideal for horse enthusiasts or those seeking space for hobby farming. With potential for future subdivision (STCA), this is an opportunity not to be missed.

Bathed in natural light, the home spans two levels and has been superbly refurbished to reflect modern country elegance. Soaring ceilings, expansive open spaces, and thoughtfully zoned living areas offer both comfort and flexibility for the entire family.

Upstairs features an impressive open-plan design incorporating the kitchen, dining, and two large living areas, including a sunken formal lounge. A separate office, stylishly updated family bathroom, new laundry, and three spacious bedrooms complete the upper level. The master suite is a true retreat, boasting an ultra-modern ensuite, automated blinds, and stunning water views.

Downstairs offers two generous multipurpose areas currently arranged as an additional lounge and bedroom, complete with a bathroom, storage spaces, and a private entrance-perfect for a teenager's retreat, guest quarters, or short-term accommodation

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 21P6811

SALE DETAILS

**ESR \$1,900,000 -
\$2,090,000**

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
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option.

Outdoors, the 21 acres (approx.) have been expertly planned and divided into 10 fenced paddocks, catering beautifully to equine pursuits or small-scale farming. The house yard features lush lawns, established gardens, a large play area with lights (old tennis court), and an inground saltwater pool.

For horse enthusiasts, the infrastructure is first-class, with a large horse arena, two enclosed steel stables, one sand stable, additional shelters and night yard, plus four dedicated horse paddocks.

Additional Features Include:

Town water for house and gardens

Three rainwater tanks (approx. 55,000L combined capacity)

Two dams (including one large dam for gardens and paddocks)

Multiple sheds including a workshop with mechanic's pit

Double carport and extensive undercover storage for horse float, tractor, caravan or machinery

New kitchen with abundant storage, walk-in pantry/butler's pantry, gas and electric cooking, and dishwasher

Quality blinds, curtains, and floor coverings throughout

Ducted reverse-cycle split system air conditioning upstairs, with wood fire and additional split systems downstairs

Saltwater pool with its own dedicated pool shed

Chicken yard

With Albury CBD just 18km away and Thurgoona Plaza a short 9.2km drive, "Sunshine" provides the perfect balance of serene rural living and convenient town access.

This is a rare and remarkable lifestyle property-make it yours.

Other features: Carpeted, Pool, Water Views

- Land Area 21 acres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 2
- Single garage
- Double carport
- Ensuite









