



227-229 Rock Lodge Road, LADE VALE, NSW 2581

A lifestyle property that offers everything !

32.37 hectares, 79.99 acres

Surrounded by 32.37 Ha of slightly undulating to flat open grazing country mixed with some heavily timbered areas, lies a very comfortable & immaculate 4 bed home. It also has added benefit of a separate second 3-bedroom cottage which has been recently renovated. This second dwelling is DA approved along with a separate electricity meter.

The Main Homestead

- As you arrive at the homestead you are greeted by a green oasis of beautiful trees, lawns, hedges and a huge vege garden which surround the house.

- Cosy but spacious 4 double bedrooms, the master bedroom is sectioned off and has the benefit of a WIR and bathroom while the others have BIRs. 3 bedrooms have been recently re-laid with new carpet. Plantation shutters are on various windows throughout the house.

TYPE: Sold

INTERNET ID: 300P106323

SALE DETAILS

Contact Agent

CONTACT DETAILS

Sam Simpson
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- 2 bathrooms are conveniently situated throughout the house.
- Feel the warmth of this eat-in family country kitchen with its slow combustion cooker, natural sunlight, and plenty of room to move. Other features include an electric stove/oven, island bench, a walk-in pantry and plenty of bench space for cooking zones.
- Entertaining becomes easy as the dining room flows through into the kitchen and is complete with a serving window.
- Sun drenched north facing formal lounge room with slow combustion fire box, split system, and endless views.
- There's plenty of storage with the home having 3 separate linen closets and a laundry with shelving, cupboards and bench.
- Summer becomes a joy as you host your friends and family under a paved covered pergola, surrounded by established gardens, beautiful liquid amber trees, BBQ kitchen and pizza oven.
- Double garage set in amongst the garden.

The Cottage

- 3 bedrooms - main is a double with an ensuite - the other two are singles.
- Modern combination bathroom with shower, sink and loo.
- Large living and open planned kitchen with all modern appliances, slow combustion wood heater heater and split system. There is an additional living space adjoining this area which is currently used as an entertaining area.
- The front wooden deck is ideal for entertaining.
- Combined laundry and mudroom.
- 1 carport and small yard.
- Each house has its own water storage capacity and electricity meter.

This cottage with its separate entrance and distance from the main residence, would make an ideal Air B & B stay or use it simply for family and friends.

The Farm

- There are 5 dams on the property, a semi-permanent creek, and a licensed bore for stock and domestic purposes.

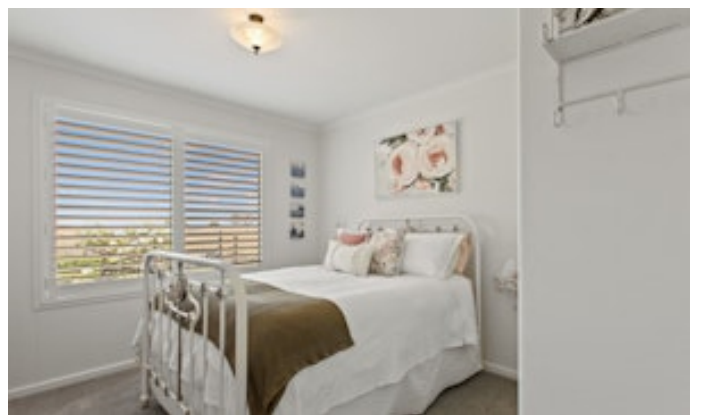
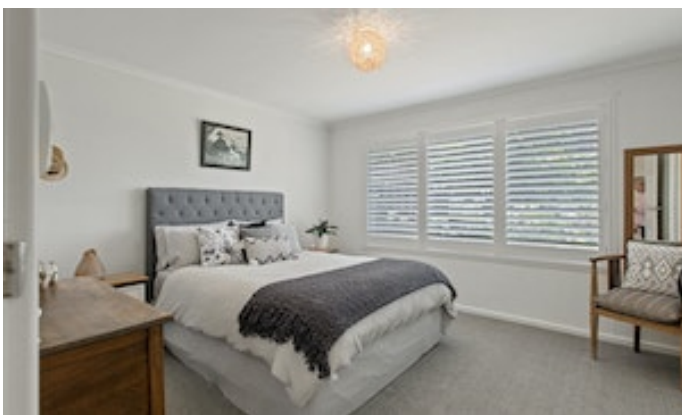
- 37,000 L water storage for the main home, plus 10,000 L on the cottage and another 19,000 L on the sheds.
- There are 5 paddocks with most of the fencing in good to average condition.
- 1 stand shearing shed.
- 3 big sheds.
- Carport set up to store a caravan.
- Several tool, machinery, and workshop areas.
- It is 24 km to Yass and 23 km to Gunning.
- There is (approx) 4 km of dirt road leading up to the property with access based on a one way in and out scenario giving you seclusion and privacy.
- The property is set well back along Rock Lodge Rd ensuring peace and quiet all year round.
- The soils are sandy loam and shale with native pastures.
- 1.5 DSE (Approx).

This property has a lot to offer and could be further developed to whatever pursuit you would like, including ample area to set up horse infrastructure, run sheep & cattle, weekend stays, such as Air B&B, or just a retreat for the whole family.

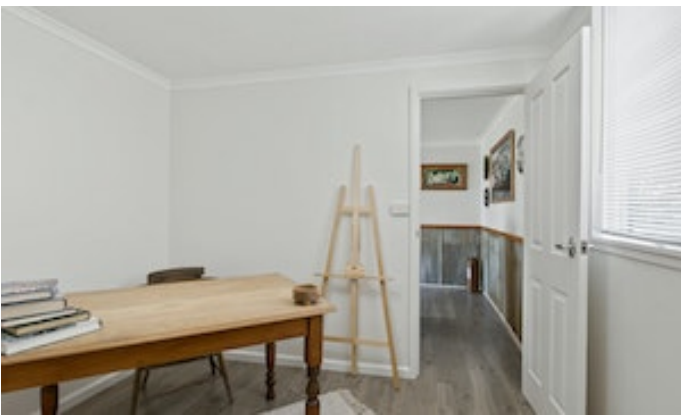
- Land Area 32.37 hectares
- Bedrooms: 7
- Bathrooms: 3

HOMESTEAD

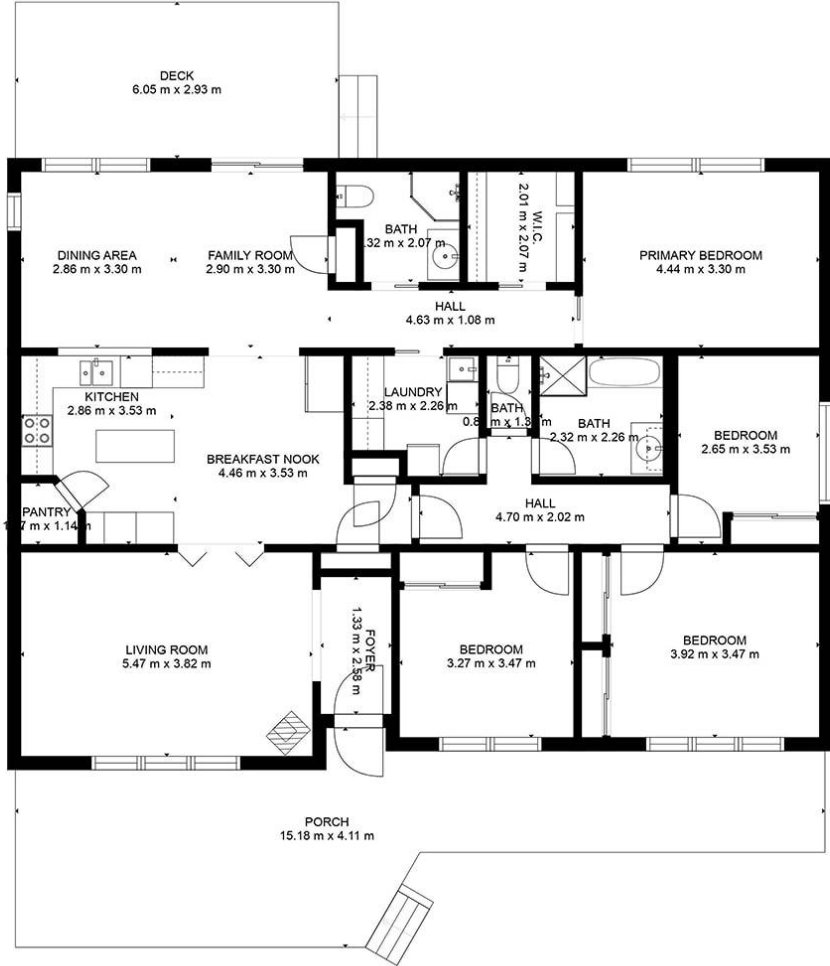
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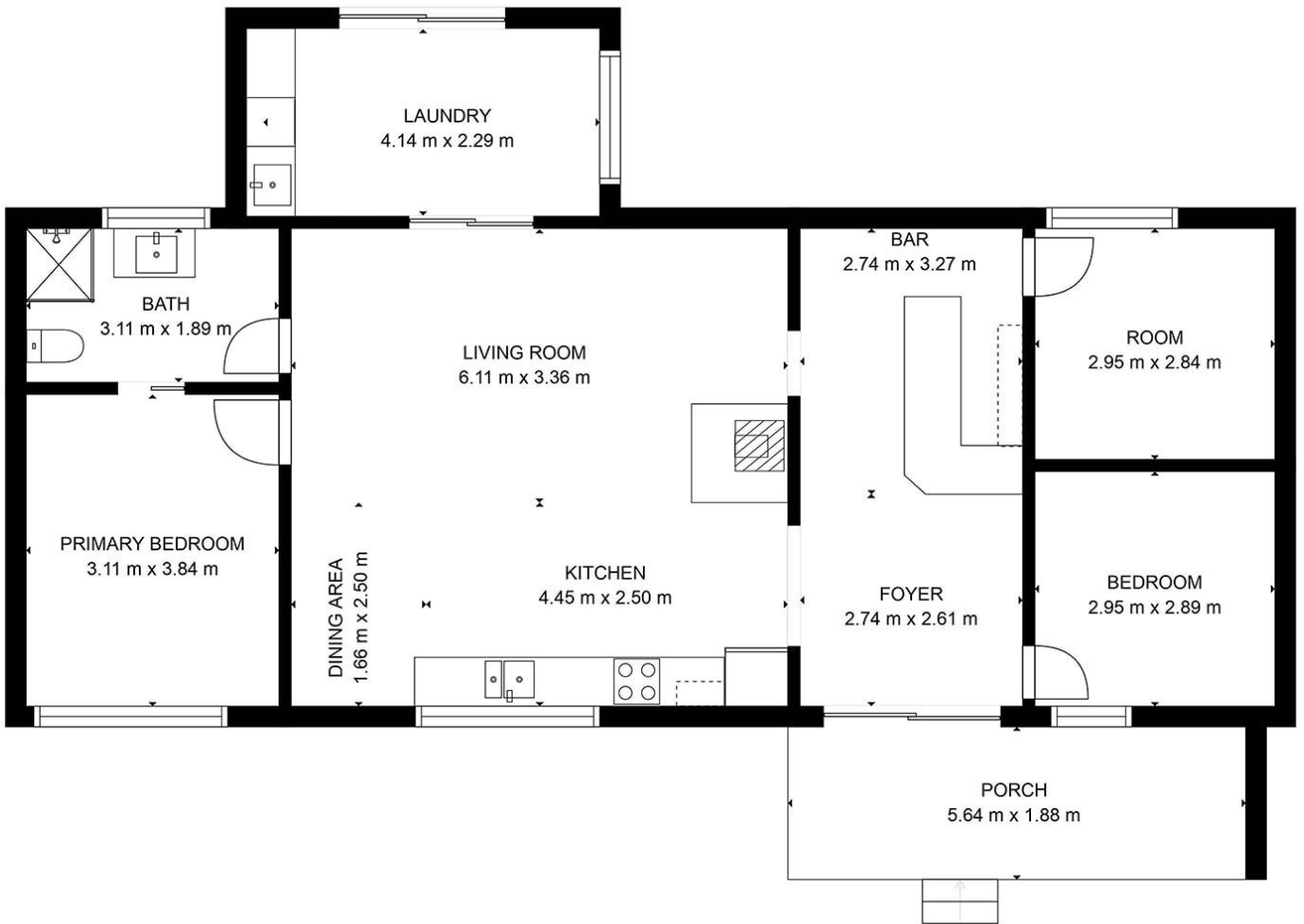






GROSS INTERNAL AREA
 FLOOR 1: 160 m², EXCLUDED AREAS:
 DECK: 18 m², PORCH: 40 m²
 TOTAL: 160 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



GROSS INTERNAL AREA
FLOOR 1: 101 m², EXCLUDED AREAS:
PORCH: 11 m²
TOTAL: 101 m²

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