



## 121 Normans Road, YOUNG, NSW 2594

### A Statement of Class and Country Elegance.

Set on 7.1 acres, this exquisite country homestead is framed by timeless bluestone appeal and park-like gardens. Combining period character with modern comfort, it offers an enviable lifestyle of elegance, versatility, and space. Completed in 2003, every detail has been thoughtfully crafted to showcase sophistication, functionality, and enduring quality.

The home features a beautiful flowing floorplan, excellent natural light and captivating views over the property.

As you enter the home, you will be drawn to the beautiful high ceilings with decorative cornices, ceiling roses, leadlight features throughout and polished Cypress timber floors. The formal lounge, complete with feature gas fireplace, bespoke book shelving, and a leadlight door, sets the tone for refined entertaining. The home features a spacious open kitchen, dining lounge with a superbly crafted Oregon timber kitchen, designed as an entertainer's delight. Stone benchtops, a central island with pop-up power, and striking skylights saturate the space in natural light, creating a warm and welcoming atmosphere. Impressive 900mm Belling stove with five gas burners and twin electric ovens ensures culinary excellence, butler's pantry offers exceptional storage and fridge space. Overlooking the dining and living areas, this is the kind of kitchen that friends will envy-a beautiful, light-filled heart of the home.

**TYPE:** For Sale

**INTERNET ID:** 300P185934

#### SALE DETAILS

**\$1,350,000**

#### CONTACT DETAILS

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The home offers four generously proportioned bedrooms, all with built-in robes. The master suite has a spacious walk-in robe and ensuite featuring a large shower, vanity, and toilet. Central family bathroom with claw foot bath, walk in shower room, toilet and vanity. Large laundry with excellent storage and charming mudroom adds both practicality and character

In addition, a fully self-contained guest suite provides outstanding flexibility, ideal for extended family, guests, or Airbnb potential. With its own bedroom, ensuite, kitchenette, dining and lounge area, plus reverse-cycle air conditioning and direct access to the verandah, it perfectly complements the main residence. Year-round comfort is assured with ducted reverse-cycle air conditioning, three gas points, and solar power to the home.

Multiple living zones include a dedicated theatre room with its own bathroom and office/craft room. This versatile space could also be adapted into an additional self-contained accommodation wing or business space if desired.

Beautiful undercover outdoor entertaining area with feature cast iron wood cooker, ornate timber beams, spectacular views and adjacent to the outdoor fire pit and seating, makes the perfect entertaining spot or sit back with a glass of wine and watch the sunsets, far away from the hustle and bustle

### Outdoor Features

This property is designed for those who value both beauty and practicality:

- 7.1 acres, divided into three paddocks with a double horse shelter and one dam.
- Approx. 40m x 20m sand arena with post and rail fencing, tack room and stables.
- Expansive verandahs overlooking manicured gardens and paddocks.
- Established chook pen and bird aviary, blending practicality with country charm.
- Single garage with excellent workshop space plus a high-clearance double carport, ideal for cars, caravan, boat or the horse float.
- Drought proof with Town water connected to all garden taps, the home is on tank water and town water back-up.

### The Lifestyle

This remarkable property is more than a home-it's a statement of class and country elegance. With park-like surrounds, beautiful views, equestrian infrastructure, and bespoke features throughout, it offers a rare opportunity to secure a timeless property designed for family living, entertaining, and lifestyle pursuits.

Relax, unwind, and enjoy the peace; whether hosting friends by the fire, entertaining under the grand outdoor entertaining area, or soaking in the serenity of a country sunset.

All this, just five minutes from Young CBD.

- Land Area 7.1 acres
- Bedrooms: 5
- Bathrooms: 4
- Car Parks: 4

















