



1381 Jerrawa Road, GUNNING, NSW 2581

Picturesque renovated cottage with plenty of heart and soul.

8.09 hectares, 20.00 acres

Have you always dreamt of a charming country cottage? Look no further than 'Homeleigh', a stunning 8-hectare property just 15km from the town of Gunning. Brimming with character, the homestead features soaring high 10ft ceilings, wooden floor boards, brick fireplace, lead light windows, slow combustion wood fire and a picture perfect closed in verandah that captures the essence of country living, and is ideal to soak up the sun on those cold winter days.

This beautiful 1900s home has been brought back to life with meticulous renovations that highlights its wonderful features. At its heart, this charming 4 bedroom weatherboard delight comprises of,

- Four spacious bedrooms - The master bedroom is ideally segregated from the others. The remaining bedrooms are made up of two good sized double bedrooms with BIRs & one smaller bedroom. two bedrooms have ceiling fans.

- Charming light filled renovated bespoke kitchen with European cooking appliances,

TYPE: For Sale

INTERNET ID: 300P191288

SALE DETAILS

Contact Agent

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newly laid engineered floorboards that flow throughout the living & kitchen areas. A slow wood combustion fire heats this stunning corner of the home.

- Cosy living and dining areas which offer stained lead light windows for you to capture the magic surrounds of the garden and paddocks. Perfect for family living with its split system, which creates comfort all year round.
- Retro bathroom with tub, separate shower, character ceramic basin & separate loo.
- As you enter the front gate you are greeted by a gorgeous covered front verandah that adds huge appeal to the look of the home.
- Yesteryear laundry in good working condition within the mudroom, which is ideal for those days when you return from having been working out in the paddocks.
- 80,000L of tank water storage
- Set along a quiet country lane, "Homeleigh" offers peace and privacy with only a 15 minute drive to most main services

OTHER FARM FEATURES

- Double frontage to Jerrawa Creek for reliable water supply for stock and garden water. There is also one dam on the property.
- Established infrastructure such as an enormous insulated 24m x 9m shed, plus 2 additional hay / machinery sheds.
- 20 acres of open pastures, suitable for livestock grazing and subdivided into 3 well-fenced paddocks. Lucerne has been previously grown.
- Several out sheds & chook run.
- Distance to Gunning 15.8 km/ 13 min
- Distance to Yass 28.2 Km/ 26 min
- Distance 81km to Canberra City/1 hour 8 min
- Distance 244km to Sydney airport/ 2hours 30 min

If you are looking for a weekender or somewhere to call home, this cute cottage surrounded by easy care open flat paddocks which lightly roll towards the flowing Jerrawa creek, will be sure grab your attention.

- Land Area 8.093713 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1









