



209 Glengyle Road, MURRUMBATEMAN, NSW 2582

Iolanthe

8.20 hectares, 20.25 acres

Like its 19th century opera namesake, Iolanthe is a quantum step-up from the ordinary. Iolanthe is a touchstone blend of fused residential and equestrian brilliance. Precisely planned and delivered, Iolanthe is located an easy 29 minute commute from Canberra 'sinner north, Iolanthe provides you with all you need to do what you love most; entertain with your friends and immerse yourself in horses. Iolanthe's bold 474m² residence was positioned atop a rise to capture the encompassing views over the property and ensure its impacting architectural presence quite simply couldn't be missed.

Fronted by a turning circle, crisp stone walkways and stately mop tops, the home is a statement in physical being and luxury. Iolanthe's 5 bedrooms include a fully segregated 65m² master suite with a vogue his/hers ensuite and dressing room, plus 4 spacious secondary bedrooms, 3 of which share an independent wing of the home with the family bathroom.

The superbly practical kitchen features an up-market array of high level inclusions and appointments that include 40mm waterfall stone bench tops, Meile appliances and a coffee machine to barista-up your deep, rich Sunday morning crema topped short black.

TYPE: For Sale

INTERNET ID: 300P192989

SALE DETAILS

By Negotiation

CONTACT DETAILS

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This central kitchen/conservatory area directly connects with a secluded 55m alfresco with its amazing views up to the sheltering rear horse paddocks and tree fringed hills. Other keynote features include segregated formal dining and lounge rooms, and a rumpus/reading room with its own built-in solid fuel combustion fireplace where you can stretch out with a good book after a day up in the saddle.

The professionally designed gardens are a mix of fragrant rose beds, annuals, geometric lawn pads and fenced veggie beds. Iolanthe's equestrian commercial level facilities are uncompromisingly authentic.

A result of expert planning, there's an impressive and robust array of infrastructure items spanning a 412m main stable complex, additional detached stables, day shelters a cross-seasonal round yard and 8 day paddocks this is an inspirational set-up for achievement-focused horse people. Whilst our vendor's may be prepared to negotiate a sale price for the existing arena frame, it's on the ideal spot to insert your own sand arena (STCA). Power could be run 30m from the stable shed to give you year-round lighting.

Essentially, Iolanthe is a charismatic executive level family property.

Distinctly traditional in many ways, it still comes with a very exciting zhuzh factor!

Property Technical Specifications ### Residential & Block

- Established 2009, 285m of residential living area, 66m of attached triple garage area, 51m of integrated covered alfresco area, 17m of covered arrival portico, 55m of eave area, total area under roof: 474m/51sq

- Residential features:- grand guest arrival portico & entry foyer- 5 bedrooms with robes including a massive 65m² master bedroom suite with his/hers ensuite & dressing room/WiR- beautifully appointed fully equipped modern kitchen & meals conservatory, directly linked to a 55m² covered alfresco- 40mm stone bench tops, SMEG appliances, Miele built-in coffee machine- formal lounge, formal dining & rumpus rooms- superb master bathroom with feature tiles- laundry/mud room with custom built-in storage- 2.7m high ceilings- luxurious marble design accents/appointments- quality inclusions & fittings• Garaging: triple attached garage• Climate control: ducted gas heating, split-cycle air-conditioning unit, built-in solid fuel heater

- Hot water: instant gas

- Sewage: bio-septic system

- Gardens:- Professionally designed creative mix of lawns, geometrically aligned pathways & effervescent garden beds containing many varieties of plants, stone ornamental features & timber fences, productive fruit trees, David Austin & Olde World roses- 2 main pergola areas/outdoor living areas & individual timber decks- fenced household vegetable/herb gardens, green house, enclosed chook run, dog run- gravity fed water from a 10,000lt elevated dam water header tank

- Potable water supply: 114,000lt above ground steel rainwater tank

- Block & Paddock Water: 8.195ha/20.24ac of level land mildly rising to the level house site- the block has 2 entry points off Glengyle Road ### the 1st is a gated residential entry & the 2nd is for the equestrian section- currently divided into 3 main paddocks with 7 large animal day paddocks/yards- 1st class fencing, extensive plantings of irrigated ornamental trees, ornamental stone features, & pasture improvements- on-property dam with water plumbed into paddock troughs/header tank

- Location: 22km to the Barton Hwy ACT border, 17km to Murrumbateman village, 1.8km of unsealed road approach

Technical Specifications ### Equestrian Infrastructure Specifications

- Main Stables 412m² under roof currently leased as an equine veterinary clinic- accessed via separate entrance off Glengyle Rd.- steel construction with brushed concrete 6m wide breezeway & work areas- box configuration/details

four 3.8m x 4m boxes with attached (75% roofed) steel post/rail fenced day yards one 5m x 4m mare & foal box all boxes have soft (Stable Comfort) floors, sliding access doors, removable divider walls & auto drinkers- secure office (including a floor mounted safe) with RCAC & built-in storage- toilet/WC outbuilding with bio-septic system- large main tack room with 8 saddle mounts, swing rug racks & mezzanine storage- large safe work area with (SoftFall) flooring, custom designed crush & associated foal box suitable for all sizes of horse- electric over-height access doors direct float/truck access & parking- 33,000lt rainwater tank, rodent proof feed bins

- Supporting Equine Infrastructure- 8 holding paddocks 2 with custom built shelters & spacer yard for stallion housing, 4 grazing/turnout paddocks- 2 external stables with day yards- feed area, hay shed, sawdust storage bay- 17m sand topped round yard with DayMaker lighting- height-adjust breeding mount & teasing rail

- Land Area 8.195 hectares
- Bedrooms: 5
- Bathrooms: 2

HOMESTEAD

Bedrooms	5
Bathrooms	2











