

**41 Upper Lansdowne Road, Melinga, NSW, 2430**



**House For Sale**

Friday, 15 November 2024

41 Upper Lansdowne Road, Melinga, NSW, 2430

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 20**

**Type: House**



Cameron Tate  
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## Idyllic Rural Escape with Space, Comfort, and Endless Charm!

Nestled in the serene landscape of Upper Lansdowne, this exceptional rural property captures the essence of idyllic country living. Spanning 2.004 hectares of meticulously maintained land, this home offers an ideal blend of timeless charm and modern comfort. Whether you are a family, a hobbyist, or simply seeking a peaceful lifestyle surrounded by nature, this property provides the perfect backdrop for a life well-lived.

The residence boasts four spacious bedrooms, three of which include built-in wardrobes and ceiling fans to ensure comfort in every season. The master suite is a private sanctuary, complete with a walk-in robe and ensuite bathroom, creating a retreat within the home. Additional spaces, like a practical 3-way bathroom, a dedicated study, and a generously sized laundry room, make this residence both functional and family-friendly. At the heart of the home is a large, open-plan living area with a cozy wood fireplace that brings warmth and ambiance, flowing seamlessly into a well-appointed kitchen. Equipped with gas cooking, a dishwasher, and a walk-in pantry, this kitchen is both practical and inviting, while durable sealed yellow tongue flooring adds both style and resilience throughout.

The home's exterior exudes character with its classic weatherboard facade, set on solid cinder blocks that elevate the structure and create a stately presence. As you approach the entrance, you're greeted by a grand double staircase leading to a charming 3/4 wrap-around verandah – an ideal spot to enjoy panoramic countryside views and the fresh Upper Lansdowne air. The asphalt driveway ensures smooth access to the property, guiding you to a spacious 6-car garage outfitted with a bathroom, shower, sink, and ample cupboard storage for all your needs.

Beyond the home itself, the property includes an impressive array of outbuildings and features designed to accommodate any lifestyle. Two expansive sheds provide extensive storage and workspace, with one boasting three bays, a fan, and a sink, while the other includes a bathroom, sink, power, LED lighting, and a convenient roller door. These sheds offer ample space and are ideally suited for those wishing to run a small industry or business from the property, with easy truck access. There is also a large carport capable of accommodating a truck, as well as a 5-bay machinery shelter for additional storage. The property's infrastructure is robust, with a massive 100,000-gallon water tank ensuring ample water supply year-round, along with a septic system for reliable wastewater management.

For those with a green thumb, this property is truly a paradise. A large greenhouse offers ample space for cultivating plants, while a chook pen and an assortment of mature fruit trees, including avocado, passionfruit, english mulberries, raspberries, and peaches – create a bounty of fresh produce and a true farm-to-table experience. Adding to the property's rural appeal, a picturesque dam enhances both the landscape's beauty and its practical utility, providing additional water resources and attracting local wildlife.

With its perfect balance of classic country charm, modern conveniences, and natural beauty, this exceptional property is more than just a home, it's a lifestyle. Embrace the opportunity to make this remarkable rural escape in Upper Lansdowne your own and experience the very best of country living.

Contact Cameron Tate on 0437 877 719 or Sacha Fraser on 0431 183 617 to schedule a viewing and experience this property firsthand.