

**46 Captain Robertson Drive, Burra, NSW, 2620**



**House For Sale**

Thursday, 31 October 2024

46 Captain Robertson Drive, Burra, NSW, 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**

## Serenity Under the Stars

Discover your perfect family home, designed for modern living, comfort and the opportunity for a self sustainable country lifestyle. This stunning property features open-plan living and soaring 3.2-meter high ceilings that create an expansive, airy atmosphere.

You'll fall in love with the dream kitchen, featuring warm timber benchtops, island and breakfast bar perfect for casual dining. Equipped with an electric stove top and oven and an externally ducted range hood, this kitchen is the ideal setting for preparing gourmet meals or enjoying relaxed breakfasts with loved ones.

The home boasts spacious bedrooms, each with built-in wardrobes, ceiling fans and offering lush views of the surrounding countryside. The master bedroom features a walk-in robe and ensuite with floor to ceiling tiles and floating vanity. The remaining bedrooms are serviced by a modern bathroom with bathtub and separate toilet.

Step outside onto the charming timber verandah, perfect for entertaining guests, watching the animals happily grazing or simply enjoying serene evenings under the stars. Raise chickens, grow your own fruit and veggies, graze a few cows, sheep or horses...the opportunities here are endless.

Burra has a vibrant community with a dedicated newsletter, regular community events and a school bus service. Being only a 21 minute drive to the schools and shops in Googong makes this property super convenient country living.

- \* Stunning Tinderry range views
- \* Laminate timber flooring throughout
- \* Sleek woodfire heating
- \* Dishwasher
- \* Solar panels (10KW) for reduced energy bills
- \* Aerated waste water treatment system
- \* Fully fenced
- \* Abundant water supply - 100,000L rainwater and bore water with pump
- \* Garden shed (3m x 3m)
- \* Starlink and Satellite NBN
- \* Chicken coop with run and dog run

Internal 128sqm (approx.)

Verandah 86sqm (approx.)

Land: 3.4 hectares/8.3 acres (approx.)

Rates: \$2,070pa (approx.)

UCV: \$555,000 (2024)

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