

483 Marked Tree Road, Gundaroo, NSW, 2620



House For Sale

Friday, 13 December 2024

483 Marked Tree Road, Gundaroo, NSW, 2620

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Chris Dixon

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"Straw bale splendor"

Set within a tranquil 10 acres of natural bushland this one of a kind straw bale home will tantalise the senses. Start each day to birds chattering in the tree tops and soak up the early morning sun while breakfasting out on the patio overlooking the property.

The solar passive nature of the straw bale construction is to be admired, providing excellent insulation qualities and wonderful thick walls and deep window recesses with double glazed windows. The cozy living area is accompanied by a slow combustion fireplace and flows through to the kitchen and dining room, both areas being flooded with natural light. A separate sunroom adds extra versatility and living space and has lovely views of the dam.

Adding to the appeal of the wonderful property is the separate studio. A versatile space that could be used for a home-based business, teenagers retreat, art studio or to accommodate family and friends when they come to stay. Adjoining the studio is the large 4 car garage with workshop to the rear.

Step outside and you will find an easy-care gardens with productive vegetable patch. The picturesque 10 acres lends itself to exploring on foot or why not have a horse or two with cleared grassed areas and two dams, one very large with jetty.

Located only 6 minutes from Gundaroo Village, escape the daily hustle and bustle and enjoy your private rural property.

Main House:

- North facing
- 120sqm of living
- Reverse cycle air conditioner
- Gas space heater
- Wood combustion stove
- New carpet
- North facing living
- Double glazed windows throughout
- Antique pendant lights
- Handcrafted Silky Oak window reveals, window seats and joinery throughout
- Composting toilet

Studio:

- 24sqm
- Reverse cycle air conditioner
- Double glazed windows
- Council approved with portable water

Additional features:

- 5.5kw solar system
- 103,000 litre rain water tank (approx.)
- Irrigated main house yard
- 2 dams
- 5hp petrol fire protection water pump
- High volume fire emergency underground plumbing and fittings
- 3m x 3m wool shed
- Rates: \$1,524 per annum (approx.)

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures,

measurements, dimensions, layout, furniture and descriptions