

82 Capricorn Place, Springrange, NSW, 2618



House For Sale

Saturday, 11 January 2025

82 Capricorn Place, Springrange, NSW, 2618

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Mark Johnstone
0414382093

Luxurious Country Living with Amazing Options

Positioned amongst 19.57 hectares (48 acres approx) of serene countryside, this standout rural property is sure to impress. Just a short drive from the convenience of Canberra within the Hall Region, this desirable rural escape will have you pinching yourself every morning that you're "living the dream".

On offer is a rare family haven completed by a spacious homestead with views from every room, open paddocks for stock or a horse or two, ample shedding, picturesque Jeir Creek frontage plus spectacular parkland setting incorporating a 7ha eight hole golf course.

The expansive homestead with its solar passive design, celebrates the calmness of the surrounding landscape, with outstanding views from every room. An easy flow of formal and informal living areas will further serve your family's lifestyle and make entertaining a breeze.

The central axis of the home is the open plan kitchen, family and casual dining area that opens freely to the covered outdoor entertaining area. Offering space for the whole family, there is also the activity/rumpus room and of course, the lounge/media room.

The segregated master suite offers Mum and Dad their own retreat including an opulent ensuite and roomy walk-in-robe. Two of the additional 3 bedrooms have walk in robes and are all positioned close to the modern bathroom.

Boasting so many sought after inclusions that one may hope for but seldom find, the high level of completion includes everything you need to settle right in.

The true showstopper of the property is the sprawling 7ha, eight hole golf course. Whether golf is your game or perhaps you just enjoy the ambiance of manicured parklands, this is truly a feature you'll never tire of. The mature tree lined fairways provide good shade and windbreaks across this portion of the property for however you plan to use it. For the golfer, the existing 8 hole layout is designed to easily add a 9th hole and also has 18 pin positions. Imagine running your own tournaments with friends and/or work colleagues or just improving your own game anytime you feel, right at your own doorstep. The previous owner also took great delight in running the occasional Charity golf day.

There is no doubt that we all romanticize the idea of having a holiday home to escape our modern lifestyle stresses but the reality is, we never manage to "get away" as often as we'd like or need. Imagine waking up each morning to this incredible property that feels like your daily escape, from which a break is never required. Now that is living!

This unique opportunity will not be around for long, so ensure you call Mark Johnstone today or come along to our next Open Exhibition to experience it for yourself!

##PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON THURSDAY 20TH FEBRUARY AT 5PM AT RAY WHITE AUCTION ROOMS, 2/14 WALES ST, BELCONNEN##

Features Include:-

Homestead

- As new home built 2022 (by GJ Gardner Homes)
- 253m² living area + 36m² double garage
- Solar passive design
- Spectacular rural outlook from all rooms
- 2.7mtr ceilings throughout
- Casual dining/family room
- Stylish open plan kitchen with butler's pantry, stone benchtops & quality appliances

- Window servery from kitchen to Alfresco
- Separate media/lounge room plus open activity/rumpus room
- Segregated master suite with large WIR & luxurious ensuite with bath, shower & double vanity
- Bedroom 2 & 3 with WIR's, Bedroom 4 with BIR
- Main bathroom with bath, shower and separate toilet
- Powder Room
- Large internal laundry with ample bench & storage space
- Quality floor coverings & window treatments
- LED lighting
- Generous double garage with automatic remote roller doors & work space
- Covered Alfresco with auto weather screens plus kitchenette/barbeque
- Pristine easy care gardens
- Solar power - 13KW system with 44 panels
- Electric hot water
- Ducted Reverse Cycle air conditioning
- 120,000Ltr concrete rainwater tank

Property & Infrastructure

- 19.57 ha (48 acres approx)
- Sealed road frontage
- Parkland setting with numerous established trees
- 8 hole golf course (optional 9th hole & 18 pin positions)
- Shed decked out as a clubhouse
- Excellent grazing pasture, including productive lucerne paddock
- Permanent Jeir Creek traverses across entire property
- 1 x dam
- 2 fenced paddocks near main shed, remainder open paddock
- Stock proof boundary fences
- 2 x 40,000Ltr Poly rainwater tanks off shed
- Main shed including large lockup workshop 18mtr x 42mtr + 3mtr eve.
- 2 x machinery sheds - 10mtr x 20mtr & 12mtr x 8mtr
- Established windbreaks
- 3 phase power
- Front secure auto electric gate with the ability to use with remote
- Rates: \$2,290.12 p/a (approx)
- Dual Occupancy Entitlement (STCA)
- A short 10 min drive to Hall ACT, 30 min to Canberra CBD, 38 min to Canberra Airport