

93 Mundays Lane, Springrange, NSW, 2618



House For Sale

Tuesday, 5 November 2024

93 Mundays Lane, Springrange, NSW, 2618

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



Mark Johnstone
0414382093

Magnificent Rural Lifestyle Plus Income Opportunity

Are you seeking a serene rural lifestyle without sacrificing the comforts of city living? Look no further!

This exceptional opportunity allows you to purchase a unique, architecturally designed solar passive home nestled on 59.5 acres with abundant water supply and ample shedding.

Located just a 8-minute drive from Hall and approximately 31-minute from Canberra's CBD, this property offers both comfortable living and proven income generation.

The five-bedroom homestead is set in a park-like environment and has been tastefully updated for a large or growing family. Three of the five bedrooms and both living areas face north, ensuring year-round comfort. The country-style kitchen, open to the family room with high raked ceilings, serves as the heart of the home, providing views of the landscaped backyard and open paddocks-perfect for watching the kids play while enjoying the stunning rural scenery.

The triple garage attached to the house includes workshop space and a bathroom with a toilet and shower. Separate from the homestead, a massive three-car workshop and large shed with two toilets and a dedicated machinery shed provide plenty of space for your rural pursuits.

While we've recently experienced wet seasons, it's important to be prepared for the times when water is scarce in rural areas. Here, you'll find peace of mind with two substantial dams (13 megalitre capacity), a creek, and a bore with two irrigation licences.

Additionally, the current owners have increased the size of the existing Truffle plantation from 380 to a mix of approx 780 truffle-infused oak and hazelnut trees. They advise the first year yield from the original 380 trees exceeded expectations in both quantity and quality grading. The truffle yield per season has the potential to double each year for the next eight years and from year eight produce around 100kg's per year for 25 years. All was originally established with guidance from industry professionals and the current owners are happy to provide more information for those interested in continuing the truffle production.

If you're ready to elevate your lifestyle and enjoy a picturesque rural outlook with Canberra's conveniences at your doorstep, be sure to add this property to your inspection list.

Contact Mark Johnstone at 0414 382 093 or join us for our next open exhibition.

Your own piece of paradise awaits! This is your chance to embrace a remarkable rural lifestyle with city conveniences nearby.

##PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON THURSDAY 5TH DECEMBER AT RAY WHITE AUCTION ROOMS 2/14 WALES ST. BELCONNEN##

Homestead Features

- House Area: 226.58m² + Garage: 91.91m²
- Solar Passive Design
- Double Glazed Windows
- Master Bedroom: Segregated, opens to garden, walk-in robe, large ensuite
- Formal Living Room: Spacious, filled with natural light, features an open fireplace and raked cedar-lined ceilings
- Formal Dining: With serving window to kitchen, opens to outdoor entertaining
- Country Style Kitchen: Generous timber design, updated oven, gas cooktop, extraction fan, large walk-in pantry, island bench with dishwasher
- Open Plan Family Room: Adjacent to the kitchen, features a gas log fireplace, ceiling fan, and opens to outdoor area
- Family Bathroom: Spacious in blue and white tones, with a separate toilet
- Heating: Wood-burning fireplace in lounge, gas fireplace in family room, electric wall units in each room
- Cooling: Evaporative cooling for summer
- Large Laundry: Off the kitchen, with plenty of storage

- Quality Finishes: Blinds and built-in timber display shelves throughout
- Flooring: Slate in informal living areas and entry
- Hot Water: Off-peak system
- Triple Garage: Includes storage space/workshop, plus an additional toilet and shower
- Solar Power: 3kW system with 16 panels
- Internet: Starlink for both house and shed (for irrigation)
- Outdoor Entertaining Area
- Sauna Room: Adjacent to the house
- New Electrical Powerboard

Property & Infrastructure

- Total Land Area: 24.13ha (approx. 59.5 acres)
- Title Details: Lot 11/DP789250 & Lot 1/DP1195052
- Workshops: Three-car workshop adjoining a large shed with two toilets and kitchenette
- Cool Rooms: Three
- Machinery Shed: Ample space for equipment
- DSE Capacity: Suitable for 120 sheep plus
- Council Maintenance: Managed for Munday Lane
- Water Supply: 90,000-litre concrete rainwater tank
- Dams: Two large (13 megalitres), one stocked with silver perch
- Creek: Jeir Creek intermittent flow
- Irrigation: Registered bore and 2 irrigation licences
- Water System: Dam water pumped to holding tank on hill and gravity-fed to all external points including truffle plantation. New pump installed 2024.
- Paddocks: Four, including a 5-acre paddock with power and irrigation to Truffle paddock
- Truffle Plantation: 780 truffle-infused oak and hazelnut trees, 1st year harvest premium quality & higher than average yield, huge on-going income opportunity
- Rates: \$3,250.93pa
- Location: 8 mins drive to Hall & 31 mins to Canberra CBD