

**109 Tinja Lane, Eurunderee, NSW, 2850**



**Rural For Sale**

Tuesday, 26 November 2024

109 Tinja Lane, Eurunderee, NSW, 2850

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: Rural**

## NATURAL BEAUTY AND ENDLESS POSSIBILITIES

Evamor Valley, set on 34.3HA (84 acres) of prime Mudgee farmland, is a true sanctuary blending family living, luxury, and nature. With breathtaking views and versatile opportunities, it's ideal for a wedding venue, dual-income property, or simply enjoying its unmatched lifestyle and investment potential.

- A stunning 4 bedroom family home with beautiful rural vistas.
- Galley style kitchen with quality appliances and finishes with a connecting butler's pantry with plenty of storage available.
- Spacious open-plan living flooded with natural light.
- Prestige Chiminee French solid cast iron woodfire, perfect for the cooler months.
- Master suite with luxurious ensuite and walk in robe.
- Two oversized bedrooms with ample storage.
- Luxurious main bathroom with freestanding bath.
- Huge sundrenched laundry and mud-room with plenty of built in storage.
- Separate Studio/Guest Retreat fully self contained with a contemporary style bathroom.
- Expansive deck with built in wood fire pizza oven, perfect for entertaining.
- Beautiful pool with amazing views.
- Luxury Glamping facilities, 6 fully equipped glamping tents currently offered as short stay accomodation.
- Cudgegong River Access perfect for picnics, fishing, kayaking or camping.
- Property fully fenced into four paddocks perfect for cropping or livestock.
- Expansive 24x12m shed offering endless utility for farming, storage, workshops or expanded into a function venue.
- 32meg High Security water supply with 3 phase power equipped bore pump.

### Summary of Features:

- Situated on the fringe of Mudgee's CBD.
- Six luxury glamping facilities with modern comforts and eco-friendly designs.
- 3 Phase equipped bore pump and stock and domestic rights from Cudgegong River.
- Renovated 4-bedroom home with pool.
- Spacious studio/guest retreat with expansive deck.
- 84 Scenic acres with breathtaking views, tranquil setting and an abundance of wildlife.
- Currently operating as a highly successful short stay accommodation business (Figures available upon request)

"This is more than a property - it's a lifestyle, an investment and a chance to own something truly special"

Contact David Goldring 0426 251 981 or Jessika Weatherall 0488 386 493 to explore this unique property and experience the luxury of Evamor Valley for yourself