

## 10A ELMSWOOD COURT BUNDANOON – Property Information Sheet

<b>Property Address</b>	<b>10A Elmswood Court Bundanoon -34.64982258021051, 150.29879537664502</b>	
<b>Price Guide</b>	EOI	
<b>Description</b>	Magnificent Stately Home on manicured low-maintenance small-acreage Block incorporating private Rural Residence with dedicated Guest Wing in a 9-bed, 8-bath layout with 6 undercover car spaces (plus 9 more external), room for additional internal and external development including Dual Occupancy. (STCA).	
<b>Original Build</b>	1950	
<b>Extension &amp; Upgrade</b>	2012 with Continuous Improvements to date.	
<b>Aspect</b>	North-east with private Garden Views from Ground Level; District Views from Upper Level.	
<b>Spaces (Approximations E &amp; OE)</b>	<b>Overall Property:</b> Main Manor House: GuestWing: Outdoor Dine/BBQ: Balconies & Portico: <b>Total Ground Floor:</b>  Residence, 1 <sup>st</sup> Flr: Balcony: <b>Total Residence:</b>  <b>Combined Total:</b>	<b>6242 sqm</b> 1.54 Acres or 0.63 Hectares <b>(Land Area)</b> 290 sqm+ 205 sqm+ 39 sqm+ 270 sqm+ (not incl steps) <b>804 sqm+ (under cover)</b>  123 sqm+ 76 sqm+ (partially under cover) <b>199 sqm+</b>  <b>1003 sqm+(+Garage/Workshop 125sqm+)</b>
<b>Extra Spaces</b>	Attic: Useable Storage Attic <b>Garage</b>	136 sqm+ 64 sqm+ <b>125 sqm+</b>
<b>Services</b>	Electricity, Gas, Town Water, Sewage, Garbage Disposal (Household, Recyclable, Green, +Clean-ups); Phone (Telstra 4G) & Wi-Fi	
<b>Access</b>	Via a long, private avenue with full tree canopy, opening onto a magnificent full horseshoe driveway with a huge 4-car Portico strategically placed on the Main Entrance steps.	
<b>Bedrooms</b>	9 Bedrooms: 2 in Main Residence (One with Mini-Lounge, Walk-in robe, Full-bath ensuite) (One currently purposed as Master Guest Bedroom) 5 in Guest Wing (themed) 1 Off Entrance/Manor Hall 1 External rear access (Bunk Bedroom)	
<b>Bathrooms</b>	8 Bathrooms: 2 in Main Residence, one Designer with Full-bath including Spa 5 Ensuites in Guest Wing Bedrooms with Dual Rail & Rain-shower fixtures 1 Ground Floor General Guest Bathroom with Dual Shower.	
<b>Spas/baths</b>	3 Spas: 2 in Guest Ensuite Bathrooms 1 in Main Residence	
<b>Living Areas</b>	Vast Manor House Entrance & Lounge with seating nooks and stone fireplace, opening to the separate large Guest Breakfast Room and Main Commercial Kitchen, and further expanding to dedicated spacious Dining Room and Recreation/TV Lounge with Conservatory/Atrium plus huge enclosed Outdoor Dining, Barbecue and Deck space.	
<b>Extra Space</b>	A substantial open-plan space (suitable for a function room), is also accessed from this area, and is currently purposed as an Office and Storeroom, with Plans available to convert to combined Master Bedroom, w/Ensuite, and Robe Room... plus Study/Office and Storeroom (Architectural Plan available).	

<b>Guest Wing</b>	The substantial and dedicated Guest Wing is accessed through a private hallway off the main Manor House and incorporates 5 completely self-contained, themed Guest Rooms, ranging in size from 18sqm to 44sqm (plus balcony areas). Each Unit has its own Bathroom (two with Spas) with modern dual shower rail/Rain-Shower fittings, kitchenette (with Fridge, microwave, e-jug, sink), dining and lounge area, air-conditioning, wall-mounted flat screen TVs, and currently equipped with Luxury King or Queen Beds, plus Convertible Divans and Extra Single Children’s Beds (most rooms). The entire complex is serviced by advanced HRV room air-modulation system. Every room opens onto a balcony + seating.
<b>Laundry</b>	A Commercial Grade Laundry is located in the Guest Wing
<b>Guest Bathroom</b>	An additional all-areas access Guest Bathroom and toilet is located in the Guest Wing, and currently services the spare bedrooms.
<b>Balconies</b>	All Recreational, Relaxation, Dining and Guest Rooms open onto extensive covered perimeter Balconies (currently furnished) with garden views all protected by high-level privacy hedges.
<b>Attic</b>	Full-size Storage and Service Attic above Guest Wing (accessed from Residence Balcony), offering useable storage space of more than 60 sqm
<b>Heating &amp; Cooling</b>	Integrated HVACS system comprising Gas-fired Central Heating and Air-conditioned Central Cooling for Manor House with AHU distribution to recreation/entertainment/dining areas, Individual Heating and Cooling Systems for Residence and Guest Wing,
<b>Solar System</b>	56-Panel approx. 20kW Solar System
<b>Fireplaces</b>	Three – Manor House, Private Residence, Guest Recreational
<b>Flooring</b>	A practical yet stylish mix of premium carpeting, simulated wood, tiling and timber, stone, slate and rendered balconies.
<b>Car Accommodation</b>	Full size Farm-style Garage and Shed with ample space for 6 cars (3 rows), main electric roller shutter, small workbench/tool/service area, and ample storage. Allocated parking space for at least another 9 cars for guests and visitors.
<b>Rates</b>	Approx rates: Council: \$709 p1/4; Water/Sewage \$368.40 p1/4

<b>Special Features</b>	<p>Completely private acreage enclosed by high-level hedges and mature trees. Well-established low-maintenance gardens Generous Balconies with ample seating for dining and relaxation completely encircle three sides of the property including Guest Wing. Extensive Storage Areas throughout Central Conservatory/Atrium for Temperature Modulation and Greenspace. Excellent W-Fi in every area Absolutely privacy, peace and tranquillity + nature’s visitors King Parrots, Kookaburras etc. Large Rainwater Tank Cost-no-object maintenance to date</p>
<b>Convenience</b>	<p>Bundanoon Lodge is close to the classic Southern Highlands Village of Bundanoon established 1865, the Gateway to the Morton National Park, and by far the best-equipped and most convenient small Village in the Highlands with remarkable level of Services including: Medical &amp; Xray Centre, Dispensing Pharmacy, Post Office, Supermarket, Service Station, Restaurants and Cafes (Plus Takeaway), Liquor Stores, Hotel, Newsagent, Butcher, Delicatessen &amp; Bakehouse, Rural Fire Brigade, Police, Lions Club, Bundanoon Club &amp; Restaurant, Community Associations, Motels &amp; BNB Accommodation, Car Service Centre, Machinery Service, Arts &amp; Crafts, Pet Shop &amp; Vet,</p>

<p><b>Schools &amp; Colleges</b></p>	<p>Bundanoon Public School 1.5km (3 min)                  Bundanoon District Preschool 1.5km (3min)                  Moss Vale High School (MossVale)                  Avoca Public School (Moss Vale)                  Burrawang Public School (Burrawang)                  Bowral Public School (Bowral)                  Oxley College High School (Bowral)                  Frensham Private School (Mittagong)                  Gib Gate Private (Primary)                  St. Michael’s Catholic School (Mittagong)                  Kangaloon Public School (Kangaloon)                  Chevalier Private College (Burradoo)                  Southern Highlands Christian School (Bowral)                  Aurora Southern Highlands Steiner Private School (Bowral)                  Exeter Public School (Exeter)                  St. Thomas Aquinas Catholic Primary School (Bowral)                  The Kings School, Tudor House Primary (Moss Vale)</p> <p><b>Distances:</b> To MossVale: 16km (20min); To Bowral &amp; Burradoo: 26km (27min) to Mittagong: 37km (33min); to Kangaloon 36km (31min); to Burrawang 29km (25min); To Exeter 6km (8min)</p>
<p><b>Transport &amp; Access</b></p>	<p>149 km south-west and 1.5 hours by road from Sydney Via M31 Hume Highway                  2 hours by Train from Sydney (Moss Vale, Bowral, Bundanoon), local links to Canberra and Wollongong.                  Local area Bus Services Bundanoon, MossVale, Bowral.                  Airport Bus Shuttle Service</p>
<p><b>Local Attractions</b></p>	<p>Morton National Park – hundreds of kms of drive-to and walkable lookouts, waterfalls etc.                  Glow Worm Grotto, Fairy Bower Falls, Cliff Lookouts                  Red Cow Farm Gardens, Corbett Gardens, Sandstone Sculptures                  Sunnataram Forest Monastery, Makers Markets                  Fitzroy Falls, Treetop Walk,                  Wineries &amp; Cellar Tastings, Art Galleries, Historic Homes and Buildings                  Local Villages of Exeter, Sutton Forest, Robertson, Burrawang, Fitzroy Falls,</p>
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