

# **SUPERB STATELY HOME – RARE RURAL LIFESTYLE**

## ***Buy the Dream – Live the Lifestyle***

9  8  8+  6242 sqm (1.54 Acres or 0.63 Hectares)

*Make your next move the ultimate move... to a country Manor House built on superlatives... a sumptuous 9-bedroom, 8-bathroom 1000 sqm Stately Home, characterised by its spectacular tree-arched entrance avenue, horseshoe driveway and arrivals portal ... and the serenity that only a fully-hedged small acreage property in a private country cul-de-sac can provide.*

*Put yourself in this picture ...*

*... magnificent well-established low maintenance gardens filled with lush shrubs, old growth timber and flowering greenery amid sprawling manicured lawns...*

*.... From the towering driveway Portico and stone staircase... the Grand Entrance opens to a spacious Great Hall, Lounge and Library with Central Stone Fireplace, beamed ceiling, Manor-House Carpeting and garden vistas.*

*... Beyond lies a Casual Dining/Breakfast Room capacious enough to accommodate all your Family and Friends – and serviced by a fully-equipped commercial-grade Galley that will meet the demands of you or your hired help. Alternatively, entertain your guests in the large comfortable Formal Dining and Entertainment Lounge, (with fireplace) or host everyone outdoors on the massive undercover perimeter SunDeck, overlooking the northern yardspace with its enclosing hedges, and verdant birdlife.*

*... Some guests may prefer to retreat to the central Conservatorium/Atrium... or alternatively you may choose to host a soiree in the spacious Function Room or outdoors in the central all-weather covered BBQ and Dining Terrace... so many choices...*

*... as night falls, your guests can spread out and relax in the various lounges and entertainment zones, enjoy music or watch movies, accompanied by catering from your country kitchen ...before deciding to retire...*

*... now your guests can access their own private, air-conditioned self-contained and spacious apartment equipped with flat screen TV, huge ensuite bathroom (with dual showers, some with spas), kitchenette with fridge, microwave and beverages. Every room comfortably accommodates king or queen beds with space for a lounge area and spare beds .... while classic French Doors open to a generous balcony and seating area overlooking the property parklands.*

*When you're ready to retire yourself, drift upstairs to your private two-bedroom Penthouse Residence with open-plan kitchen/dining and lounge room, Master Bedroom with private lounge, walk-in robe room, designer ensuite with deep bath/spa, shower and dual vanities. Perhaps you want to accommodate Family Members in the gorgeous 'Second Master' with its spacious layout and personal ensuite. The full width Balcony Terrace for the Upstairs Residency provides glorious district and garden views and a place to savour those memorable sunsets.*

*The entire Mansion is toasty in winter (gas-fired central heating) and cool in summer (ducted-air and individual room split-systems) with modulated airflow and humidity courtesy of the advanced HRV system throughout the Guest Wing.*

*Generous storage spaces will swallow all your belongings in strategically placed custom-built cupboards and shelving, and when all else fails, there's a massive Attic with at least 60 sqm of useable storage to hide the clutter.*

*Carparking is exemplary, with a six-car triple-roller, three-row end-to-end garage, workshop and storage facility and at least nine more open car spaces adjacent to the house with overflow or special guest provision under the Entrance Portico.*

*Bundanoon is the jewel in the Crown of the Southern Highlands, the most desirable rural retreat destination within 2 hours of Sydney. With its lush green countryside, amazing natural attractions and boutique village with comprehensive services, it offers something for everyone and caters to every lifestyle.*

*With full city services, the property features electric and gas connections, town water from the pristine Wingecaribee Reservoir, full garbage, recycling and enviro collections, town sewage and Council clean-ups. A huge 14kW Solar system reduces utility bills to the minimum. A commercial grade laundry services all your guest needs.*

*Purposed for many years as an ultimate B&B, this Property is offered for the first time ever as a Private Manor House by a committed Vendor. Stately Homes are almost impossible to find in the Southern Highlands and this outstanding Rural Retreat is custom made for your Tree Change.*

*Expressions of interest and inspection by appointment only.*

*Please review our Supplementary Information Sheet or contact Rob Luck (0416 277 990) or Peter Horozakis (0402 870 202) for further information or to arrange a private one-on-one walk-through.*

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#### **High Points:**

- One of the last Stately Homes available in the Southern Highlands
- Completely private small acreage low-maintenance block
- Approximately 1000 sqm+ of Residential Space
- 9 Bedrooms, 8 Bathrooms (most ensuites), Two Full Kitchens
- Architect-designed Penthouse Residence
- Hotel-style self-contained Guest Wing Apartments
- Integrated HVACS throughout plus HRV System in Guest Wing
- Massive Energy-conserving Solar System
- Development Potential - Expand or Dual Occupancy
- Close to Village and all Services and Amenities