

Sold

723 Bungendore Road, Bungendore



Views, 20 acres, residence and cottage!!!

Imagine having breakfast with kangaroos on your front lawn at 723 Bungendore Road! Located only 7 mins from Bungendore and 20 mins to Dickson this property is well located and offers the rural lifestyle within easy commutes. "Clontully" meaning a pleasant meadow on a hillside really lives up to its name.

Residence:

Situated overlooking an extensive lawn area and a huge dam the home has great views to valleys and rolling hills in the distance.

Offering 2 living areas and a separate dining.

Kitchen/dining area is spacious and boasts a slow combustion wood fire, energy efficient induction cooktop, oven and dishwasher. Opening to a covered substantial outdoor entertaining area which provides a great place to relax and soak in the ambience.

Lounge room has amazing views across the property and a separate dining room or office flows from here.

3 bedrooms with built ins and 2 way bathroom are centrally located.

Considerable effort has been invested to make the home sustainable with excellent insulation, 7.92kw solar systems, window glazing, passive heating system and a 2 energy efficient heat pump reverse cycle air conditioners.

Separate Residence:

Stromlo Cottage was built in the 1940s for use by scientists working at the Mt Stromlo

3 1 5 20.00 ac

Price	SOLD for \$775,000
Property Type	Residential
Property ID	194
Land Area	20.00 ac

Agent Details

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Observatory. In 1996 it was cut into three sections and moved from Mt Stromlo to its present location. The bull-nosed verandah was added in early 1997, but most of its original features have been retained. This provides an excellent rental return or can be used as extra accommodation for guests or in-laws. The Cottage has its own access and is private from the main home. Also included in Cottage is energy efficient reverse cycle air conditioner, slow combustion stove and a new heat pump hot water system. Zoned as a dual occupancy this asset provides a wonderful opportunity to help pay off your mortgage!

Gardens: Get close to the prolific native wildlife in the professionally laid out formal gardens with large populations of echidna's, lizards, wrens, honey eaters, black cockatoos and wedge tail eagles. A wonderful place to sit and enjoy a glass of wine from your own vineyard and watch the spectacular sunsets!

Vineyard:

The vineyard boasts 1000 pinot noir and 100 sauvignon blanc vines on a fully enclosed 5 acre paddock and is fully irrigated.

Radiata Pine Plantation:

Located at the back of the property is a wonderful asset and is 9 acres in size of high grade timber.

Driveway and house paddock could easily be configured for livestock, ideally horses or alpacas.

Other assets include:

- 105,000 litre of water tanks
- Large chicken shed leading onto a fully fenced in dam paddock
- Very large farm dam with silver perch and other fish species.
- Second dam provides garden irrigation.
- Fenced in orchard
- 12 olive trees to make your own olive oil
- Other fruit and nut trees
- Established vegetable garden
- Fully enclosed house paddock
- Productive sweet bore(residential) 1500gph.
- Double garage with workshop
- Separate garage/workshop currently used to store a tractor and equipment with a separate storage area/wine cellar attached.
- 6m x 3m Shed
- Animal enclosure behind the double garage 8mx9m
- Two storey kids playhouse
- In ground trampoline
- R6 insulation in the ceiling, double glazing foil on the North and West windows
- Venti passive air heating, cooling and cleaning system.

With a school bus stop at the front gate and short drive to the Historic Bungendore Village the location of Clontully is wonderful. Set back from the road the location provides privacy and tranquillity.

Bungendore offers fantastic cafes, restaurants, schools and parks.

For more details or to inspect contact Ben Stevenson 0467 046 637 or 62380911

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