

Sold



## Mulloon



### Mulloon Creek Frontage

This beautiful property is set over 142 acres with Mulloon Creek frontage. This is a great place to enjoy the outdoors riding bikes, horses and exploring the countryside. What a lifestyle you can have here there are endless pockets throughout the land that will surprise you every weekend. The residence is a lovely 4 bedroom brick home with distant northerly views that extend across Mulloon to the coastal escarpment. The home is entirely off-the-grid, powered by Gas, Wood, Solar and Wind. There are plenty of dams and water tanks, to provide for animals and gardens.

#### The residence

The home has a functional floor plan suiting modern day living. There are two spacious living areas which have amazing northerly views and are complete with two large fire places, one is gas and the other woodfired combustion.

The kitchen is the hub of the home there is plenty of storage in the pantry and ample bench space for cooking. It has a beautiful Scandia Banquet wood burning stove with hot water jacket plus a gas cooktop. The vendor has an imported Energy efficient fridge and freezer which will stay with the property, plus a brand-new gas stove ready to be installed.

There is a conservatory next to the kitchen perfect for informal dining. Which also captures the amazing views and sunset colours. The living areas are very generous in size. The formal living room includes a dining and lounge perfect for entertaining and it frames the county side views as well. Open plan to the kitchen is the family room which flows out to the north facing patio. Great space for the fire pit and entertaining.

For privacy the master bedroom is segregated from the other bedrooms and is

4 2 8 142.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	565
<b>Land Area</b>	142.00 ac

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complemented by large walk in robe and en-suite. The other 3 bedrooms have built in robes and are a good size. The 2nd bedroom next to the master bedroom, is presently used as a study. Both bedrooms are directly off the main entrance hall and internal access from the double garage. The 3rd & 4th bedrooms are further separated by the family bathroom with bath and a shower. Adjoining is the toilet and also a laundry room that has direct access to the rear of the home.

#### Infrastructure

There is considerable shedding close to the residence which will certainly impress those needing good spaces for workshops, farm vehicles, boats, trailers. You can see better from the pictures but briefly there is;

- 12 x 9 lock up garage with slab floor, which also houses the 3 kw solar system and supports the wind turbine.
- 3 bay machinery shed with fully insulated work shop also with slab floor, gas outlets and phone line for internet. This space was the temporary residence when building the main house.
- Oversized garage doors to the main residence with internal access.
- Solar hot water service plus Bosch instant gas hot water.
- Various small chook houses and other livestock enclosures fully netted in for the poultry and other smaller livestock operations.
- Large steel frame aviary with three compartments.

Water is always front of mind when living in the country. This property benefits from being located in a high-water catchment area. Extensive work has been done placing dams throughout the property. There are approx. 100,000 litres of rain water tanks and in addition there are smaller tanks off poultry shedding and a larger tank fed from dams.

For those into the outdoors, horse riding, motorbikes, bush walking, hunting, and just 20 mins to Bungendore, 25 mins to HQJOC, and 45 mins to Canberra airport.

Call Ben Stevenson on 0467 046 637 for an inspection.

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