



**323 North Black Range Fire Trl, Mulloon**



## Offers welcome. Peaceful bushland setting. 25 Mins to Bungendore.

'Bowerglenn' is nestled amongst the Australian bush and stands a beautiful stone house. This property is complemented by 1.5km of Mulloon creek frontage and backs onto Tallaganda National Park. Located 25- 30 mins drive from Bungendore 'Bowerglenn' feels like your miles from anywhere but realistically you are in easy 55-minute commute to Canberra and 3 hours from Sydney.

The surrounding bushland sounds of birds and is filled with native animals. There are also lovely creek flats perfect to make camp beside the fresh water of Mulloon creek the whole property will create memories you and your friends will never forget. Built in 2010 the stone home is crafted from a Gidleigh Station Cutting and blends with surrounding native plantings.

Designed and built in the Australian colonial style, the home features elements which provide comfort in all seasons and will cope with the everyday lifestyle of a bushland retreat and gardens. Large eaves wrap around the entire home and shade the home in the heat of summer, thick stone walls and double-glazed windows also add to make the property energy efficient throughout the changing seasons. Beautiful polished Australian hardwood flooring run throughout the home which is perfect for the everyday use and looks amazing. This property is off the grid with just under 10Kw of solar panels powering a large lead acid battery bank. This system is backed by a generator and while its rarely required it provides plenty of power to weld in your workshop if you require the extra draw.

There are three bedrooms a study and two bathrooms. All bedrooms are a generous size, and the master bedroom has an ensuite bathroom and walk in robe. The main living area splits the main bedroom and study to the remaining bedrooms. This allows the option to shut down the home and keep the winter warmth or cool summer air in each end of the home as required.

3 2 9 146.00 ac

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| <b>Price</b>         | \$1,095,000 |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 899         |
| <b>Land Area</b>     | 146.00 ac   |
| <b>Floor Area</b>    | 208 m2      |

### Agent Details

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### Office Details

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The living area is the hub of the home and is open plan to the kitchen. The kitchen has all the necessary appliances and is modern and spacious. There is a Waterford Stanley wood burning stove with hot water jack. Perfect for the slow cooked roast or just the radiant heat in the kitchen all while providing the home with hot water. There is also Evacuated solar water tubes on the roof and a backup electric hot water switch if required.

The country style kitchen has hardwood benchtops big pantry and 5 burner stainless steel gas top and oven with overhanging rangehood. Complete with dishwasher and overlooking the backyard and family room the kitchen is perfectly positioned with all the modern conditions.

The shedding is something to behold. If you need lots of space for toys and storage the shed infrastructure will not disappoint. A car hoist and concreted workshop space plus space for another 8 to 9 cars under roof might interest you. Off the back of the shedding is a fenced paddock to run a horse or peep of chickens.

I could rave on all day about the location, the home and shedding, the lifestyle and what benefits this property will bring. However, actions speak better than words, so do not hesitate to act. Come out and visit 'Bowerglenn'. Call Ben Stevenson to make a time on 0467 046 637

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