

Sold



464 Boundary Rd, Downside, Via, Wagga Wagga



## MAGNIFICENT TWO STOREY, 5 BEDROOM DESIGNER HOME ON 121ACRES.

Set in an elevated position with magnificent panoramic views towards Wagga. Just 18 minutes North of Wagga CBD. Original owners are offering this unique home to market for the first time.

A spacious double door entry and foyer leads to a sweeping broad elegant staircase leading to the first floor, illuminated by a modern chandelier. This is a unique home and beautifully appointed. The designer floorplan cleverly combines functionality and use of natural light with large areas of floor to ceiling glass.

The first floor has an open area comprising of a superb kitchen, which has seamless access to both casual living and dining and to the formal dining and lounge areas. The immaculate kitchen consists of a large granite work top, an island food preparation bench adjacent to the stoves with a vegetable washing tub. All kitchen appliances are Miele, including electric wall oven, steam oven, induction cooktop, range hood and dishwasher. Double retracting vertical pantry doors and more than ample deep kitchen draws and cupboards providing storage. To the side of the casual living area is a large bedroom, bathroom and home office with utility space.

The living area is serviced by two split system air conditioners and a slow combustion wood heater located on the ground floor. The living area features a computerised ducted sound system and large wall

5 5 5 121.18 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	52
<b>Land Area</b>	121.18 ac

### Agent Details

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mounted television. Traffic areas are tiled, with carpet in the formal areas and bedrooms.

The first floor is surrounded by a wide covered balcony including a BBQ entertaining area, with access directly from the kitchen and lounge room. The balcony area is also accessible externally by a wide gently rising concrete ramp. A spacious 3 car garage with remote roller doors provides direct fully enclosed access to the first floor.

Situated on the ground floor is the beautiful master bedroom with built in robes and ensuite. This level also features an additional 2 bedrooms (one with built-ins), 2 bathrooms and large separate laundry area. There is also a small cosy sitting area near the combustion heater to relax and watch a movie.

Also on ground floor is a self-contained unit with a large bedroom with built-ins, a sitting room, kitchen and bathroom. It also provides separate access, an undercover double carport and split system air conditioner.

A large cellar is located underground, with access via gentle wooden staircase and beautiful slate floor. Access is cleverly disguised behind private panelling in the home, making it a perfect space for wine enthusiasts to house a large collection.

This property has town water plus two 5000 gallon rainwater tanks. Underground power to the home and sheds. 3.6 KWS Solar array. The property is principally quality granite soils, subdivided into 5 paddocks. 2 Paddocks sown to lucerne. Watered by town water to home and troughs each paddock plus 2 dams. Approximately 100 acres arable. School bus conveniently located nearby on Marrar South road to all Wagga Wagga Schools and close access to Charles Sturt University. Garbage collection service is available?

Garden areas established with the grounds featuring a large orchard and raised vegetable garden beds all are fully enclosed with netting, approximately (38m x 13m).

### **Structural improvements**

Fully secure steel shed (15m x 10m) with concrete floor, power and water. Three roller door access. Includes an enclosed section plumbed with shower, toilet, sink and air conditioner.

Steel machinery shed (22m x 10m) includes large, easily accessed mezzanine floor with power, the balance is machinery and plant storage. A small aquaculture system set up for fish breeding (not currently in use).

A unique opportunity to own a beautiful home with your own private property and stunning views. Perfectly balancing a rural lifestyle, easy access to Wagga city and gorgeous sunsets.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*