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1305 Burragorang Road Oakdale NSW

6 3 7

Price : Offers Above \$2,880,000

Land Size : 41 Acres

View : <https://www.acreagesales.com.au/7721930>



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This delightful acreage property of approx. 41 acres (approx. 16.59 ha) is set up for the horse rider and lends itself to a variety of equine uses, with an approx. 60 m x 20 m sand dressage arena built on an all-weather compacted road-base surface. This is complemented by a rubber-lined round-yard, a wash bay with hot and cold water, a tack/feed room and a dedicated concreted shavings pit. The stable has a "Stable Comfort" rubber floor, meaning you will cut bedding use by more than half, and your horse will sleep in complete padded comfort. The horse facilities continue throughout the property with eight internal paddocks with electric fencing and five automatic water troughs.

The homestead, a true masterpiece, is a captivating 4-bedroom residence that epitomises both luxury and practicality. This remarkable Allworth home boasts meticulously designed features that cater to every aspect of comfortable living.

As you step inside, the fusion of timber parquet and tile flooring creates a seamless flow, guiding you through each thoughtfully crafted space. The heart of the home is adorned with an extra-large kitchen, featuring a spacious island bench with granite tops. An expansive open living area, adjacent to the kitchen, grants external access and features a split system air conditioning unit along with a dedicated movie/TV overhead projector. Two formal living rooms provide versatile spaces for relaxation and entertainment.

There are four bedrooms in total, three with built-in robes and one with a walk-in robe. The master bedroom is also positioned next to a walk-through bathroom.

The fully enclosed sunroom, complete with fly screens, immerses you in natural light and fresh air, enhanced by lighting and a ceiling fan for entertaining made easy!

Outdoor living is equally enchanting, with an impressive in-ground swimming pool surrounded by a resort-style setting and delightful gazebo

The double car garage has been ingeniously converted into a home office with an attached bathroom, catering to the modern work-from-home lifestyle.

An additional cottage house, comprising 2 bedrooms with built-ins, is council approved and can achieve a rental income of approx. \$400.00-\$450.00 per week or could house a stable hand or family member.

Don't miss the opportunity to own a home that harmoniously combines luxury, functionality, and endless possibilities.

Other features:

- Under-cover float parking
- Large covered caravan parking bay which would also be suitable to house a horse truck
- North-facing home
- The property features one large enclosed three bay shed and three smaller sheds
- Town water
- 10 kwh battery capacity coupled with 7.4 kw of freestanding solar panels
- Back to base alarm
- Split-system air conditioning
- Modern laundry
- Great storage throughout the home
- Electric sliding entry gate
- Intercom to electric gate
- Camera at electric gate
- Concrete slab
- Tranquil water features at the rear of the property
- Property lends itself to a range of uses including the potential for carbon farming (Subject to Relevant Approvals)
- Located approx. 700 m to The Dome Supermarket and Service Station
- Located approx. 18 km to Camden CBD
- Located approx. 2.5 km to Oakdale Primary School

* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.



1305 Burragarang Road, Oakdale

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