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1005 Barkers Lodge Road Oakdale NSW

3  **2**  **6** 

Price : Offers Above \$3,300,000

Land Size : 11.84 ha

View : <https://www.acreagesales.com.au/7757640>



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Welcome to a slice of paradise so close to Picton and The Oaks; you'll wonder why you didn't make this your home sooner. Nestled on the picturesque Barkers Lodge Road, this remarkable property spans approx. 11.84 hectares (approximately 29.26 acres) of prime rural land. Offering a host of defining features, from its sweeping road frontage to its lush alluvial soils and impressive stock carrying capacity, this is the rural haven you've been dreaming of.

The comfortable, single-level brick veneer cottage offers three bedrooms and overlooks meticulously maintained private gardens with delightful views. As you step inside this welcoming home, a narrative of comfort and functionality unfolds. With two separate living areas, each offering ample space for both moments of relaxation and joyful gatherings. The heart of this home, a recently renovated galley kitchen, not only serves as the hub of daily life but also offers delightful views of the flourishing garden just beyond its windows.

When it's time to retire, the main bedroom offers a serene sanctuary, complete with its own ensuite for added convenience. A second, main bathroom services the rest of the home.

During cooler evenings, a cozy combustion fire takes centre stage, creating a warm and inviting atmosphere that envelops the living spaces. The living areas are further enriched by attractive raked ceilings, infusing character and charm into every corner.

As you venture outside, the home's character extends to a full-length verandah at the front, a tranquil spot where you can bask in the serene surroundings and immerse yourself in the natural beauty that graces the property.

Additionally, a generously sized approx. 19 x 15 m garage/machinery shed/workshop, complete with power, awaits you.

This versatile space is ideal for sheltering up to six cars or providing room for a range of projects and storage solutions.

The property seamlessly combines open cleared paddocks with natural and thinned bushland, creating a harmonious blend of environments. A small orchard featuring cherries, apricots, and various nuts adds to the property's charm and a pristine creek runs along the rear boundary, along with a sprawling irrigation dam spanning approximately 3/4 acre, stocked with perch.

This property is a prime opportunity that should not be overlooked.

Other features:

- Large shed/workshop with high clearance
- Ensuite to master bedroom
- Hybrid timber flooring
- Two fireplaces
- Fruit orchard and nut trees
- Dam + irrigation
- Town water connection available at front gate
- Potential for second dwelling (STCA)
- Approx. 10 km to Picton
- Approx. 12 km to The Oaks
- Approx. 25 km to Camden

* 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.



1005 Barkers Lodge Road, Oakdale

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