

**169 Bullamalito Avenue, Quial , Goulburn, NSW 2580**

**Price Guide \$1,300,000**

Rural Farm 5  3  5 



## Magic Lifestyle for All the Family!

This spacious modern home, built in 2008, is set on a beautiful 100-acre plot with a diverse mix of terrain.

The property features approximately 30 acres of cleared land with new fencing, divided into four paddocks, and 70 acres of undulating bushland, perfect for exploring on foot or by 4WD.

Enjoy natural clearings, a seasonal creek, and elevated lookouts with stunning views. The property is home to abundant wildlife, including wallabies, wombats, black cockatoos, wedge-tailed eagles, and even koalas.

The home offers five generously sized bedrooms, three with built-in wardrobes, two with walk-in wardrobes and en suites. The self-contained area, with kitchenette, is ideal for guest accommodation. Four living areas, including a north-facing lounge and a media room, perfect for home cinema experiences.

The expansive open-plan family and meals area features high ceilings and square-set cornices, creating a bright and airy space. The kitchen is a chef's dream, with ample cupboard and bench space, Miele dishwasher, and a large electric Smeg oven with gas cooktop.

Stay comfortable year-round with a large free-standing wood fire and zoned ducted reverse-cycle air conditioning throughout the home. High-speed Starlink Internet offers Wi-Fi coverage around the house and shed, with download speeds of 250-300 mb/s-ideal for working from home or streaming.

Water supply is plentiful, with a 250,000-litre tank, three dams (two large, one spring-fed and stocked with yabbies).

The 12m x 12m insulated shed features ceiling fans, a large open storage area, and a man cave with bar, kitchenette, wood stove, and fireplace. It also includes a separate bedroom, workshop, and bathroom with toilet and clawfoot bath.

This property offers modern comforts with a peaceful rural lifestyle, all at a competitive price in today's market.

Located just 20 minutes from Goulburn and 1 hour 45 minutes from Campbelltown.

The shed is available furnished, with many items available for sale by negotiation, including a petrol generator, hydraulic log splitter, ride-on mower, chainsaws, quad bike, and Ag bike.

**Listed By**  
Brett Storrier

**Open for Inspection**  
By Appointment.

