

236 Mount Baw Baw Rd, Baw Baw, NSW 2580

Sold - \$1,400,000

Acreage 3  1  2 



## “Wattle Park” : your dream equine property! Motivated Vendor

Welcome to Wattle Park : a meticulously planned 30 acre equine property that promises both charm and functionality. This lovely home beckons those who desire space, sustainability, and the beauty of nature, all while offering potential rental income.

Set on a sprawling estate, the main residence features three cozy bedrooms or 2 and an office, each adorned with polished floorboards that add a warm, rustic touch. The heart of the home is the spacious living area complemented by a combustion fireplace, perfect for chilly evenings. Modern comforts are assured with reverse cycle air conditioning and 22 solar panels that reduce utility costs and environmental footprint.

The kitchen is practical and inviting, outfitted with essential appliances and ample cabinetry. Just off the kitchen, an expansive north-facing verandah offers panoramic views of the surrounding landscape and a picturesque dam, ideal for relaxing in the spa or entertaining guests.

Outdoor features are plentiful and thoughtfully implemented. The property boasts 5 dams, ensuring a reliable water supply, complemented by a 22,000litre and an additional 10,000litre water tank at the stables. Agriculturally inclined residents will appreciate the fertile vege garden, fruitful orchards, and Limeburners Creek meandering through the terrain. Equine enthusiasts will find the 10 paddocks, 5 stables, tack room with gas hot water, feed shed, chook shed, round yard and a full sized dressage arena especially appealing.

An added gem is the historic 1850 stone cottage located on the premises, was once called Farmers Rest Inn, featuring 3 bedrooms and 2 living areas with their own fireplaces. It provides a steady source of rental income and includes separate paddocks for personal or tenant use – ideal for those with horses. A tiny home also located at the front of the property – another additional income completely organised by Tiny Away.

The Property is not only a peaceful sanctuary but also conveniently located with just over 6kms to Trinity Catholic College (bus stop out the front), and approx. 7.8kms to Goulburn Train Station.

This distinctive property blends historical allure with modern conveniences, suited perfectly for those seeking a self-sufficient lifestyle or a picturesque retreat with income potential.

Unlock the door to a serene and fruitful living where every day feels like a tranquil escape from the mundane. Join me in experiencing this rare offering that encapsulates the best of rural living with the convenience of modern life.

**Open for Inspection**

By Appointment.

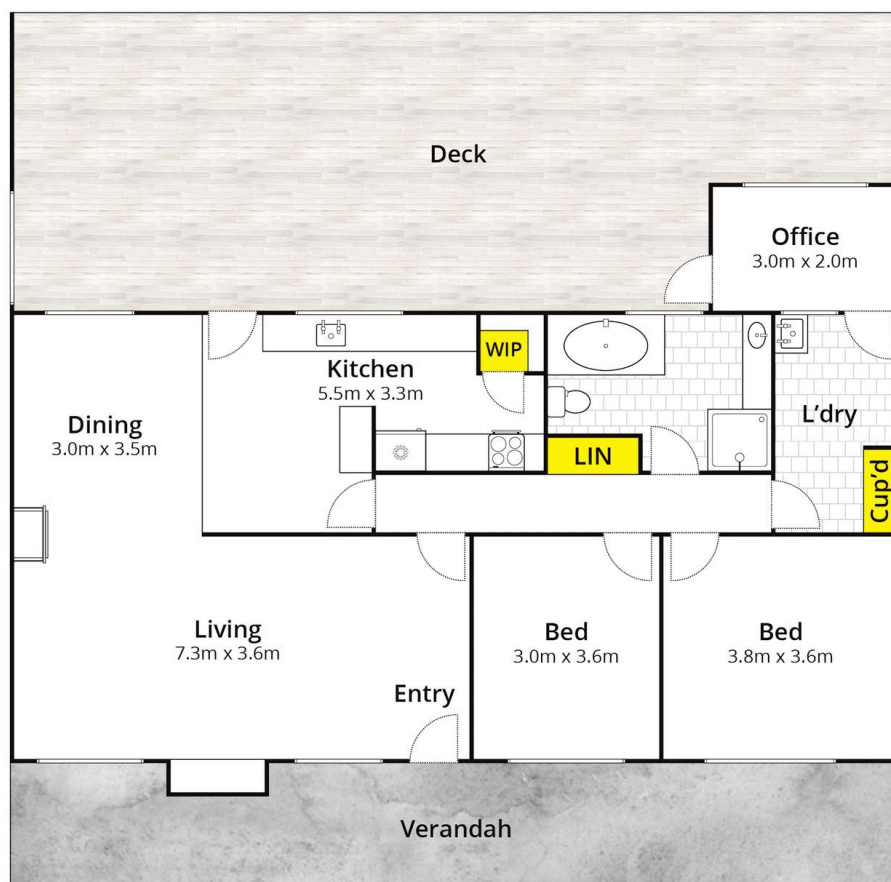
### Listed By

Edwina Grant

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## Floorplan



Approx House Area 111m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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