

80 Burnhams Lane, Exeter, NSW 2579

Contact Agent

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## Karalee Park -- Simply Exceptional

Offering the best of country living with all the comforts of modern design, this spacious five-bedroom home is a lifestyle opportunity like no other. Whether you're searching for a sanctuary to raise a family, run a business, or accommodate guests, this 118 acre property delivers flexibility and functionality in equal measure.

Expansive in layout, each bedroom is generously sized and comes with built-in wardrobes. The standout feature is a fully self-contained one-bedroom granny flat with its own private entrance, kitchenette, and bathroom - ideal for extended family, teenagers, or as a short-stay guest rental. With three bathrooms and five toilets throughout the home, convenience is never in short supply.

This well-appointed home boasts quality finishes across every room, complemented by thoughtful touches such as underfloor heating, gas heating, air conditioning, and remote control blinds. The northern-facing entertainment area ensures maximum sunshine and is perfect for weekend barbecues or quiet evenings unwinding.

The property extends far beyond the walls of the home. Ten paddocks, two dams, cattle yards, stables, a shelter shed, and extra shedding to accommodate caravans, tractors or trucks - all with power and concrete flooring - makes this estate as practical as it is picturesque. There's even a fenced dog yard to keep the family pooch happy. Not to be outdone, solar panels with a battery and a bore water system keep sustainability at the forefront.

On the practical side, security storage above the garage provides added peace of mind, while easy access to surrounding towns makes this rural gem incredibly well-connected. Located just minutes from the heart of Exeter and located within the Exeter Public School precinct, and public transport or grocery shopping are within comfortable reach - so you can enjoy tranquil living without feeling cut off.

This property isn't just a home - it's a chance to embrace a slower pace of life, host guests in style, work the land, or even earn income. With space, beauty, and versatility combined, your next chapter might start right here.

**Open for Inspection**

By Appointment.

### Listed By

Edwina Grant

Mobile: 0416 032 086



Floorplan

