

155 Foxgrove Rd, Canyonleigh, NSW 2577

Sold - 14/02/2022

Lifestyle 8  5  2 



'Merringurra' A Property With The Lot

An exceptional opportunity to acquire a versatile grazing and lifestyle property located in an exclusive pocket of Canyonleigh with local traffic only, positioned only minutes to the Hume Freeway on the Sydney - Canberra corridor. The property comprises approximately 16ha cleared land with further areas ready to be put back to pasture if required, and the remainder offering a delightful natural bush setting.

Open for Inspection

By Appointment.

The main home is truly one of a kind, ready for your imagination to capitalise on the potential and maximise the garden views and Northerly outlook across the rolling hills from every window. The flexible floorplan boasts numerous options for a large family to live and entertain with space and privacy - Utilise the already registered self contained apartment for on farm income, or perfect for multi-generational living if required. The central living spaces and Master suite of the sprawling home enjoy the expansive Northerly views across the property and beyond. Convenience and comfort has been top of mind in this solid home with zoned ducted heating and cooling, 4 slow combustion fireplaces for year round comfort, and lock up garaging with internal access.

In addition to the main residence there is a separate renovated 2 bedroom 2 bathroom guest cottage with large light filled living and expansive deck with retractable awning, a modern kitchen, detached garage, vegie patch and large private yard set well away from the main home.

The property boasts excellent infrastructure which could be utilised for a myriad of farming ventures including large lockable 5 bay machinery shed with concrete floor, 4 bay open front shed with concrete floor, a large American barn style shed complex which could be ideal for stabling and a picturesque Western Red cedar shed with veranda.

Impressive water availability through approximately 224,000L rainwater and bore holding tanks, bore with submersible pump, and reticulation to all paddocks, currently approximately 20 various sized paddocks with stock shelters and laneways for ease of stock movement.

Listed By

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