

Sold



**441 Tugalong Rd, Canyonleigh**



### A BEAUTIFUL 10 ACRE LIFESTYLE PROPERTY (circa 1900)

IN A TRANQUIL SETTING AMONGST LARGE RURAL HOLDINGS SITS THIS 1900's RENOVATED FARMHOUSE, FULL OF CHARM AND CHARACTER

MODERN LUXURY HAS ENHANCED THE EARLY AUSTRALIAN ARCHITECTURE IN THIS SUPERBLY PRESENTED HOME

- \* Attractive, wide entry from front verandah
- \* Timber-lined hallway
- \* 4 generous sized bedrooms with plantation shutters
- \* 2 stunning bathrooms:
  - Bathroom 1: with freestanding bath, rainwater shower, Travertine tiling, under-floor heating, solid timber bench with vanity, skylight and a timber-lined wall
  - Bathroom 2: new, with frameless shower, vanity, w.c. and Tastic lights
- \* Well appointed country style timber kitchen with new appliances - 2 ovens, cooktop, stainless steel flue, dishwasher, island bench and breakfast bar
- \* Open plan lounge and dining with open fire in brick surround, picture windows with garden vistas and French doors to wide, sunny verandah overlooking the paddock and vines
- \* Ducted gas central heating
- \* Ceiling fans throughout

🛏 4 📶 2 🚗 3 📏 10.60 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	190
<b>Land Area</b>	10.60 ac

#### Agent Details

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#### Office Details

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- \* LED lighting with lifetime globes and dimmers
- \* Solid timber flooring in hallway and living areas
- \* 10ft ceilings
- \* Laundry with door to outside
- \* Bore and tank water + 2 dams
- \* Numerous fruit trees - apple, cherry, walnut, lemon, fig & peach/apricot
- \* 3 fenced paddocks
- \* Stable for the pony
- \* Three car garage with power and mezzanine level for storage plus a carport
- \* Landsize: 10.6ha's (4.30ha's)

THE RESIDENCE IS SITUATED AT THE END OF A TREE LINED DRIVEWAY AND PERFECTLY SITED OVERLOOKING VINES, SPECIMEN TREES AND ROLLING HILLS AND PADDOCKS

ONLY 1.5 HOURS TO SYDNEY AND 10 MINUTES TO THE HUME MOTORWAY

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