

Sold



5716 Putty Rd, Howes Valley



'Mura Mura Cottage' - A Solar Passive Exquisite Homestead on Private Bushland Acres!

Privately positioned on 46.03 hectares (113.74 acres) with beautiful bushland surrounds this exquisite steel frame sand stock brick constructed 4 bedrooms plus study home is sure to impress. The home has multiple living area's including an optional home theatre/loungeroom, spacious open plan family and dining room with a large slow combustion fire place plus a second living area/rumpus room and gourmet kitchen fitted out with European appliances. The massive master bedroom features an open style ensuite with separate shower, bath and walk in robe. All the secondary bedrooms have built in robes and the main bathroom services this end of the house along with a separate powder room. Your car needs are taken care of with a double integrated lock up garage.

A superb alfresco outdoor entertainment area takes full advantage of the great outdoors and looks over the immediate back yard and sprawling acres beyond. Spectacular tree varieties are featured throughout the property and can be appreciated from your own back door. Veggie gardens, an awesome chicken run, 'so the chooks say' and stock proof goat fencing are all features of this inspiring rural holding. Whether you are looking for a country retreat, a rural hobby farm or simply a place to call home amongst the tree's...this superb property will suit all your needs.

The property is divided into several paddocks and is made up of approximately 50% to 60% of arable land, has a 1.5 megalitre dam, a large 7m x 7m lockable colourbond farm shed fitted with a slow combustion fire

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Price	SOLD
Property Type	Residential
Property ID	76
Land Area	46.03 ha

Agent Details

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place and has an additional 5m awning. The rear of the property drops off to a picturesque valley and exposes great views to the west looking over the MacDonald River and mountain ranges/National Park beyond. Having the benefit of a 3.2-kilowatt solar system the property boasts sustainability of solar passiveness.

Need a tree change? This amazing property is for you. Located within a 50 min drive to Singleton, 80 min drive to Windsor and just over two hours' drive from Sydney...Your rural escape awaits you...

Things You Will Love About this Solar Passive Rural Holding...

- Exquisite solar passive 4 bedroom plus study home on 46.03 hectares (113.74 acres)
- Massive Master bedroom: open style ensuite with bath, shower & separate toilet plus WIR
- All secondary bedrooms have built in robes
- Large study
- Formal entryway
- Gourmet kitchen with WIP, s/s gas & electric free-standing stove & water filter
- Optional home theatre/living room
- Spacious open plan family and dining room with slow combustion fire place to warm in winter, the solar passive design keeps it cool in summer
- Second living room/rumpus
- Main bathroom with separate bath and shower
- Powder room
- Internal laundry
- Walk in linen press
- Ceiling fans
- Gas hot water system
- 3.2-kilowatt solar system (12 solar panels)
- Outdoor Alfresco entertainment area
- Double lock up integrated garage
- 2 x 24,500 litre water storage tanks
- 7m x 7m farm shed with S/C fire place & additional 5m awning/carport
- 2 x 10,000 litre rain water tanks
- Two garden sheds
- Veggie gardens
- Chicken run
- Envirocycle sewerage system
- Approx. 50% - 60% arable acres
- Slightly undulating park-like tree studded grounds
- Stock proof goat fencing
- Tranquil bush land surrounds abundant with bird life
- Valley and mountain views over the McDonald River
- Handy access to nearby National Park 4wd trails
- Easy tar sealed road access to property
- Approx. 50 min drive to Singleton
- Approx. 80 min drive to Windsor
- Under two & half hours' drive from Sydney

For further details contact Garry Musgrove M:0429 663 026

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