



## Two Separate Homes & Horse facilities on 5 Acres

WOW!!!...It's not every day a property of this quality and type comes onto the market for sale. Properties offering fully approved dual accommodation are few and far between, and it is even more rare to find something as well established, and offering as many rural pursuits as this one. The improvements on this one are first class, with the property ideally suited to the buyer looking to utilise the various stables, shedding and paddocks already set up, however it also appeals to those just looking for a lifestyle change and a bit of space around them.

### Home 1

- Four spacious bedrooms, built ins to all, walk in wardrobe and ensuite off the master retreat
- Quality oregon timber kitchen, country style and open plan design
- Extensive living areas throughout, formal lounge and dining, family/meals areas & games/rumpus room
- Split system air conditioning, slow combustion fireplace, 9 foot ceilings throughout
- Polished timber floorboards, decorative cornice, federation style bathrooms

### Home 2

- Two spacious bedrooms, built ins to both
- Open plan living area/lounge room, separate meals area
- Modern kitchen, split system air conditioning
- Combined laundry/bathroom

Externally, the property contains the following features;

- Fully fenced grounds and paddocks as well as holding yards
- Six stables in all, town water to the whole of the property, small trotting track in place, post and rail fencing
- Huge machinery shed with lock up areas, teenage sleepout/reatreat with kitchenette
- Separate 6m x 7m lock up garage
- Sparkling 12 metre in-ground pool
- Fully landscaped gardens and retaining around the property as well as established trees

The thriving township of Bargo is one of the fastest growing areas in New South Wales and is renowned for the relaxed semi rural lifestyle on offer, as well as having brilliant access to the M5 freeway, and both Sydney and Wollongong. Situated approximately 12 minutes south of Picton, and 20 minutes north of the Southern Highlands, it is the ideal location for those looking for a lifestyle change, yet wanting to keep all conveniences close by...Enquire today!!