



Uniting people with property... since 1986



## Mount Hunter

8 3 8

**Price** : Auction Guide \$3,900,000

**Land Size** : 30.96 ha

**View** : <https://www.acreagesales.com.au/8110520>



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#### ACCESS TO PROPERTY VIA EVELYNS RANGE ROAD, THE OAKS.

United Realty proudly presents this exceptional 76.50-acre\* (30.96 ha\*) scenic property.

Escape to the country with this huge family homestead and ample infrastructure to raise your own livestock and grow your own produce, yet you are just minutes to The Oaks and a range of local amenities. This large land holding exudes endless potential, and comes complete with a massive outdoor entertainment area, in-ground swimming pool, separate office, storage space, and potential additional accommodation, plus four dams with irrigation, and sensational views as far as the Milky Way on a crystal-clear night.

The country-style homestead features a huge farm-house kitchen with big walk-in pantry, ample storage, gas cooktop, and marble bench top. The spacious living and dining areas are adorned with high, raked ceilings, timber floors, and a combustion fireplace. There are seven bedrooms in this main residence, plus a possible eighth bedroom/loft/study with split system air conditioner, and an additional loft style room, perfect for storage or an additional study.

The master bedroom boasts a private balcony, combustion fireplace, ensuite with a corner spa bath, and walk-around robe, plus there is a big main bathroom with double vanity, bath tub and separate toilet, with additional powder rooms. Enjoy quality inclusions throughout the home, such as ducted air conditioning, ceiling fans, under-stairs storage, built-in robes, walk-in linen cupboard, and a wrap-around concrete verandah.

The sizeable separate building includes a big storage space/shed area with roller door, a spacious office/additional accommodation with bathroom and kitchenette, as well as another large space suited to a man cave or pool house. This versatile building could be used as a worker's cottage, and includes split system air conditioning.

#### More features:

- 100,000 L\* water tank with large building on top, that could suit a multitude of uses (includes power, water, and an outdoor water closet).
- 10 kw solar system and solar hot water.
- Cattle crushes, cattle ramp, and round yard.
- Multiple enclosures and shelters for livestock, plus a chicken coop.
- Butchery.
- Fruit orchards, vegetable garden, and a hot house.
- Irrigation from four dams, and water taps to paddocks.
- Deer fencing.
- Tennis court.
- Large space at the front of the property for ample parking.
- Shelter/shedding for mowers, plus big carport with mezzanine, power, and insulation.
- 10 km\* to The Oaks, 16 km\* to Oakdale, 12 km\* to Thirlmere, 12 km\* to Picton, 23 km\* to Camden.
- Under a one hour\* drive (59 km\*) to Wollongong Beach, 48 km\* to Mittagong, 53 km\* to Bowral, and 89 km\* to Sydney CBD.

\* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.





GROUND LEVEL

FIRST LEVEL

1026 Spring Creek Road, Mount Hunter



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies.

<https://www.acreagesales.com.au>  
 41 Wentworth Road, Bringelly NSW 2556

1/73 John Street, The Oaks NSW 2570  
 3/23-29 Argyle Street, Camden NSW 2570