

50 Yarran Road, Bargo

Grand-Scale Acreage Living with Custom-Designed Home & Serious Shedding

Set across 12.36* beautiful acreage, this expansive family home combines grand proportions, multiple living spaces and outstanding infrastructure in a highly sought-after Yarran Road address.
Custom-designed and just four years young, the light-filled brick veneer residence features five oversized sized bedrooms, soaring cathedral ceilings and an impressive selection of living spaces. At its heart is an open-plan kitchen, living and dining area, with the kitchen showcasing Caesarstone benchtops, a large walk-in pantry and quality finishes throughout. Stacker sliding doors create a seamless connection to the expansive undercover entertaining verandah.
The oversized master suite is complete with his-and-hers walk-in robes and a luxurious ensuite with a bath. The fifth bedroom also features a walk-in robe and ensuite, making it ideal for guests or extended family. The three remaining bedrooms are all well-sized and light-filled and a third bathroom services the home, plus a powder room for added convenience.
Designed for growing families and effortless entertaining, there is a dedicated media room, activity room and large games room with its own bar. Engineered waterproof hybrid flooring, plantation shutters

5 3 8

FOR SALE
Price Guide $3,100,000

VIEW
Sat 7th Nov @ 2:30PM - 3:00PM

AGENTS

Tanya Novek
04370 52 365
tanya@ljhunitedgroup.com.au

Brandon Larsen
0408 639 495
brandon@ljhunitedgroup.com.au

AGENCY

LJ Hooker United Group
1800 486 4833

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

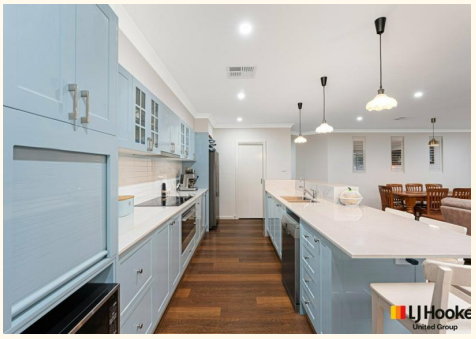
and ducted, zoned air conditioning and 27 solar panels provide energy-efficient comfort and practicality throughout.
The home is complete with a triple garage with kitchenette, plus an enormous five-car shed equipped with three-phase power.
Outside, elevated block offers wide frontage, dual access, excellent dog-proof fencing, well-fenced and well-grassed paddocks ideal for ponies, sheep, cattle, etc. and established native gardens plus greenhouse with fruit trees adds further lifestyle appeal.
An NBN tower neatly hidden at the rear of the property generates $16,000 in annual income, with a 2% increase each year-an added return for buyers.
Private yet well connected, this Yarran Road address offers easy freeway access and a choice of quality public and private schools.
When the weekend comes along, enjoy a scenic commute to Wollongong's beautiful beaches, while the Southern Highlands offers a different kind of escape; from Bowral's boutique shopping and cafés to a leisurely lunch in Mittagong. This is an exceptional acreage property designed for families who want more from their home and lifestyle.

Disclaimer:
- Approx.

^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	16NJ1T
Property Type	AcreageSemi-rural
Land Area	5 hectare







Tanya Novek 04370 52 365
Sales Executive | tanya@ljhunitedgroup.com.au
Brandon Larsen 0408 639 495
Sales Executive | brandon@ljhunitedgroup.com.au

LJ Hooker United Group 1800 486 4833
41 Wentworth Road, BRINGELLY NSW 2556
unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



50 Yarran Road, Bargo

LJ Hooker
United Group

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. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker