






288 Tiyces Lane, Boxers Creek

Turnkey Estate with Commercial Opportunities on Majestic Private Acreage. 'Waratah Park' - A Newly Built Rural Paradise.

In the Marianvale region of the Canberra to Sydney corridor, less than 3kms off the Hume Motorway, 16km drive from Goulburn, 106kms to Canberra and 185kms to Sydney.

Property Features:

- One-of-a-kind property comprising a magnificent 130-acres (approx.) encompassing a brand new high end residence, separate guest house, and purpose-built equestrian and cattle farming facilities.
- Custom designed by 'Luxury Country Estate' property developers, it far exceeds all expectations of rural living and presents an unrepeatable opportunity in an idyllic natural setting destined to be enjoyed for generations to come.

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FOR SALE

Expressions of Interest

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Bowral

(02) 4811 1918

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Centrepiece is a stunning new four-bedroom luxury homestead featuring soaring ceilings and hand selected finishes of the finest quality. Its design immediately captivates and spans the one generous level with ducted air conditioning throughout.
- Many areas of the home open to the outdoors and offer alfresco spaces catering to private relaxation and entertaining all with scenic outlooks of the grounds and the immersive rural landscape.
- Self-contained 140sqm (approx.) guest cottage featuring fully insulated marine ply walls and ceilings, two bedrooms with shared ensuite plus open living, dining, a well-appointed kitchen and covered patio.
- Numerous horse and cattle paddocks, grazing pasture and predominantly cleared undulating acres along with a championship-sized equestrian arena, round yards, stables and cattle crush.
- The arena uniquely includes a series of viewing platforms for spectator events plus "lifestyle entertainment areas" designed to provide spaces for animal interaction.
- Beautifully landscaped grounds featuring multiple dams including one with Sydney beach sand, along with two large sheds, lean-to's and a triple garage.
- Importantly, 'Waratah Park' is accessible via a tar-sealed road all the way from the Hume Motorway and there are no dirt access roads to property making it ideal for trucks, tradies and luxury car enthusiasts.
- A sanctuary of peace and privacy, this remarkable property presents a spectacular home and business enterprise with nothing to be done and provides a lifestyle virtually near impossible to replicate.

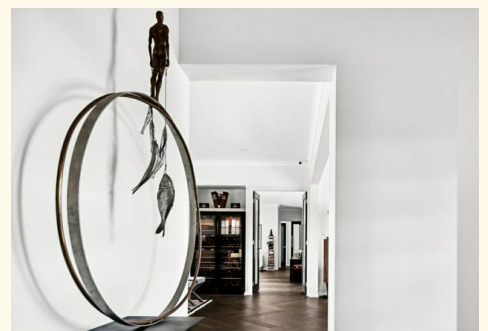
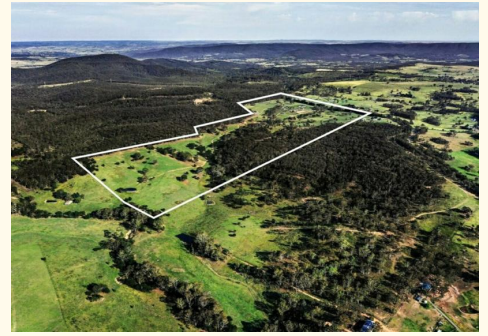
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MORE DETAILS

Property ID	1RSHVU
Property Type	House
Land Area	526091 m2

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288 TIYCES LANE

BOXERS CREEK

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