



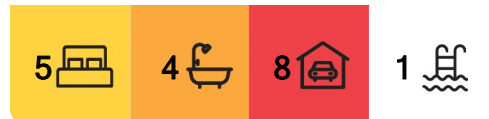
Goulds Country, 497 Lottah Road

Hilltop family homestead set in stunning gardens

Your heart will swell as you enter the silver birch-line driveway of this iconic property set in a stunning location. After many decades as a loved family home, Annandale is now ready for new custodians to nurture and fill it with a new generation of family moments and memories.

An expansive home with resort-style facilities awaits your thoughtful consideration, with five bedrooms, four bathrooms, formal dining room, lounge room, office, heated indoor pool, tennis court and huge rumpus room (6x6 m). The large country kitchen matches the scale of the home with its walk-in pantry and abundant cupboard and bench space. Feature leadlight windows and doors punctuate this beautiful home, and it is completed by a double garage and two huge undercover BBQ areas adjacent the pool and front entrance.

The five bedrooms (two with ensuites and huge dressing/retreat rooms) offer a world of opportunities for a large family, as visitor accommodation or for paying guests. Each room



For Sale
Please Call

View
ljhooker.com.au/PF1FN1

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looks out onto the magnificent gardens, with four of them having sunny northerly aspects.

The 1 hectare enveloping grounds around the home have been meticulously planned and developed by the current owns to create a garden wonderland with pond, fountain, sculptures, an orchard, masses of bulbs, camelias, rhododendrons, tree ferns, weeping cherries and many other varieties of shrubs and ornamental trees. The 40m2 hexagonal "Bear House" nestled in the garden provides an additional space that could be utilised as a yoga studio, music room, art studio, dancing, serving afternoon teas in or as another rumpus room.

Extensive shedding includes 400m2 (18x22m) under one roof, incorporating an 8x22m high-roof shed, a 6x16m workshop, 6x4m feed storage, as well as open stables and hay storage. A number of classic out-buildings includes the chook shed, a glass house, garden sheds and animal enclosures. There is also a fully enclosed 13x10m veggie garden, lunging arena and horse paddock-shelters. The rest of the property consists of paddocks of quality pasture with magnificent views to the coast and surrounding mountains.

Annandale is a property that evokes strong emotions and offers many opportunities to some very fortunate occupants looking for a property with history, character and a grand presence. For your opportunity to view this wonderful property, call me for your private inspection.

Council rates \$2500 approximately.

More About this Property

Property ID	PF1FN1
Property Type	AcreageSemi-rural
House Size	300 m2
Land Area	8 hectare
Including	Study Air Conditioning Toilets (4) Pool Tennis Court Fire Place Courtyard Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

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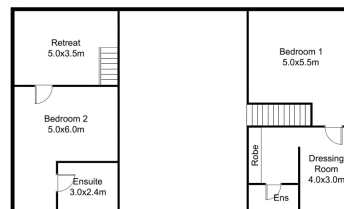
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GROUND FLOOR



TOP FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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