







3463 Yass River Road, Gundaroo

Inspired Country Living on the Yass River, with Dual Occupancy and Subdivision Potential STCA

Set across 71.63 hectares, approximately 177 acres, this architecturally designed residence brings together distinctive craftsmanship, modern comfort and productive rural land. Privately positioned to embrace its surroundings, it offers a wonderful country lifestyle with Gundaroo village nearby and Sutton and Canberra within reach.

The home's character comes from its connection to the land. Stone gathered from the property anchors the exterior and continues through the gardens, while recycled solid timber flooring and beautifully detailed timber ceilings bring warmth to the interiors. Generous windows frame the countryside, and glass doors connect the living spaces with sheltered courtyards and outdoor entertaining areas.

At its heart, the kitchen and dining area create an inviting place to gather, complemented by a butler's pantry and an easy connection to

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FOR SALE
$3,600,000-$3,750,000

VIEW
Sat 21st Nov @ 11:30AM - 12:00PM

AGENTS
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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.

the garden courtyard. Multiple living areas, including a dedicated media room and a welcoming lounge with a wood heater, provide space for family life, quiet evenings and visiting friends.

A separate office adds everyday flexibility, while three full bathrooms, each with underfloor heating, reflect the attention given to comfort. European double glazed windows and doors and extensive insulation support comfortable living throughout the seasons.

Outside, established gardens, stone edged beds and a vegetable garden sit naturally within the landscape. Decks and courtyards offer places to enjoy a morning coffee, share a long lunch or watch the changing light over the river. An oversized double garage with mezzanine storage adds practical appeal.

Beyond the garden, the land has benefited from years of pasture improvement and an extensive fertiliser history, creating a productive grazing property alongside the lifestyle offering. A professional report has assessed the land's carrying capacity at 14 DSE per hectare in an average year.

Water is a particular strength, with approximately 120,000 litres of rainwater storage servicing the home, a productive bore, four dams and Yass River riparian rights for stock and domestic use.

Supporting a more self sufficient way of life, the off grid 13 kW Sunny Boy solar system is complemented by two 15.4 kWh BYD Premium batteries and a backup generator.

This is a property where the care invested in the home is matched by the care invested in the land. A place to grow, produce and enjoy the quiet rewards of country life, with a beautiful riverside outlook to come home to.

Property Highlights

71.63 hectares, approximately 177 acres, of improved grazing country
Potential for dual occupancy and subdivision, subject to council approval
Architecturally designed residence with elevated Yass River and countryside views
Recycled solid timber flooring, timber ceilings and locally sourced feature stone
Multiple living areas, including a dedicated media room, plus a separate office
Generous kitchen with a butler's pantry and connection to courtyard entertaining
Three full bathrooms, all with underfloor heating
European double glazed windows and doors throughout
Extensive insulation and a wood heater
Established gardens with automatic watering, vegetable garden, decks and sheltered courtyards
Oversized double garage with mezzanine storage
Off grid 13 kW Sunny Boy solar system with 2 15.4 kWh BYD Premium batteries and backup generator
Approximately 120,000 litres of house rainwater storage, a productive bore and four dams
Yass River riparian rights for stock and domestic use
Average annual rainfall of approximately 658 mm
Improved pastures and an extensive fertiliser history
Carrying capacity of 14 DSE per hectare in an average year
Gundaroo village nearby, with access to Sutton and Canberra

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MORE DETAILS

Property ID	P0J09
Property Type	House
Land Area	177 acre

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries

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