



Gundaroo, 840 Marked Tree Road

Luxury Rural Living - A peaceful retreat with modern amenities and breathtaking views

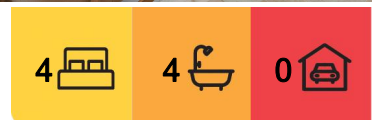
Nestled in a peaceful 50Ha rural setting, this home has been perfectly designed and built, offering a unique blend of style, comfort and modernity. This is not just another house; it's a lovingly renovated home that brings a touch of upscale living to the countryside.

With over 520sqm of living, this home is truly one-of-a-kind. Elegant, spacious and light-filled living areas flow through the oversized Great Room incorporating the kitchen, dining and main living. Featuring 4 large bedrooms, 4 gorgeous bathrooms and large family room it is perfect for entertaining large groups or multiple families. An internal glass lined wine cellar and games room for table tennis or pool table will keep the adults entertained while the 120sqm kids' playroom with 25 bunk beds and sunken second living room will keep the kids amused for hours.

The heart of the home is the oversized designer kitchen, no expense has been spared



Disclaimer: 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.



For Sale
\$2,950,000

View
By Appointment

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from the impressive Falcon freestanding oven, to the double integrated fridges, servery window and an invitingly large island bench dressed in natural stone. The north-facing living area with large windows and triple doors, engineered timber floors, spectacular fireplaces and cathedral ceilings, flows onto a beautiful 40m long travertine tiled deck. Overlooking the paddocks, dam and across the valley, from sunrise to sunset – you'll enjoy uninterrupted country views without a neighbour in site.

The property offers a balance of light grazing land and undulating bushland. For the adventurous, there is a custom 3.5 km mountain bike track built by Iconic trails with jumps, drops and tabletops suitable for a mixture of skill levels. The track is also perfect walking trail for those who like to stroll amongst nature. Located between the lively villages of Gundaroo and Collector, and a comfortable drive to Gungahlin and Canberra's CBD, this home combines the tranquillity of rural life with convenient access to local amenities.

If you have dreamed of a perfect country home, this property is waiting to welcome you.

Additional information:

- Subdivision potential subject to Council approval
- Under 250km to Sydney Airport
- Under 50km to Canberra's CBD
- Two dams
- Zoned reverse cycle heating & cooling
- Instantaneous gas hot water
- New 135,000 Colourbond tank plus three additional tanks
- Two large sheds – including horse wash bay
- Double sided panoramic fireplace

More About this Property

Property ID	77J09
Property Type	House
Land Area	50.55 hectare

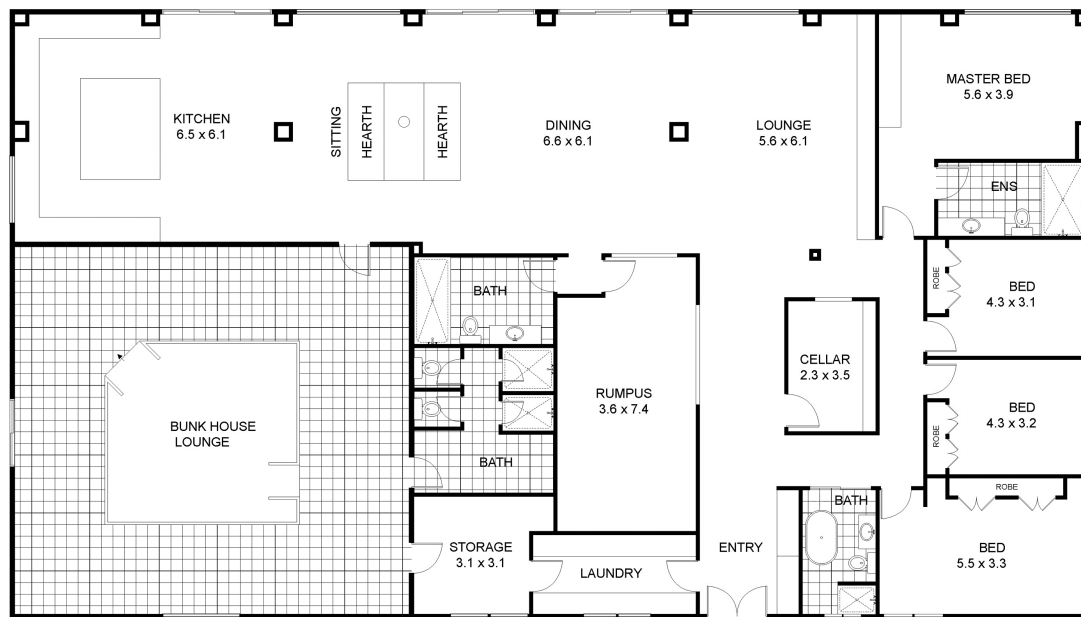
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Approx. total area: 476m²



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

