



3425 Barooga Tocumwal Road, Barooga

Resort Living on Lifestyle Property

This home promotes resort style living on a fantastic 6687sqm lifestyle block. Boasting 42 squares of living space the residence has been freshly painted and renovated bathrooms.

The heart of the home offers a spacious kitchen with room for a double fridge space, SMEG 900mm oven and 900mm concealed range hood, walk-in-pantry with ample bench space and food shelves.

All five bedrooms are of good size (3.6m) with built-in-robies, two with study benches; 5th is currently an office space. Master bedroom with custom joinery, new ensuite and large bath, double shower and twin vanity.

Three generous living areas. Separate designated theatre room with raised floor for couches; 100 inch screen and projector. Internal bar/poolroom and extra 3rd lounge or gym.

The bathroom has separate shower/bath area and powder room; twin vanity and separate toilet. Laundry with bench and built-in linen, PLUS 5m long walk-in-linen with shelves and heating ducts for drying clothes. Climate is controlled with 3 phase reverse cycle ducted air conditioning throughout.

Externally there is a 50m x 50m golf course with couch grass, goal posts, 3x golf holes and is fully irrigated. A resort isn't complete without a in-ground pool... Featuring a 7.5m x 4m magnesium salt pool with 12m x 4m portico with toilet, shower and hand basin. 5m long water feature with LED lights and waterfall with plenty of big fish. 6m x 4m removable shade sail over main lawn area for summer. Second outdoor verandah area with BBQ on natural gas and 3m stainless steel bench with sink, bonfire pit and seats for winter.

Large 8m x 6m garage with custom built in storage cupboards. 10kw solar on rear shed and 6.6kw solar on house. 2 x 9m shed with granny flat inside, 1 bedroom, bathroom/ toilet/lounge. Another 12m x 4m

5 3 8 1.65 ac

Price SOLD for \$975,000

Property Type Residential

Property ID 3907

Land Area 1.65 ac

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skillion attached. 20m x 3m skillion shed with 3 bays open for car/boat/mower storage.

6m chook shed with 4 chooks. 4m enclosed stable/holding pen etc. Another 12m x 3m deep hayshed/tool shed/ 2 open bays out the back. 1 x 6m x 2.4m garden shed. Red shed on West boundary.

2 tanks x 22,500 litres, one has bore water coming into it, other has all rain water coming into it. House can be run on either town water or tanks. Bore is 43m deep, sand filtered, beautiful water. All lawns are irrigated on auto timers. Bore is also on auto timer.

Entire block is landscaped and watered from the Taylex Septic recycled treatment system. House has recently had new paint, new vinyl planks, will get new carpet when sold New exterior painting touch ups and all trees pruned and cleaned up ready for sale all granite driveways and paths.

Have we sold it to you yet? This home has so many added extras and is waiting for you to inspect! CALL NOW!

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