

FOR SALE

**RE/MAX®****RE/MAX®****129 Murrulebale Road, Junee****4** **3** **5**

Introducing 129 Murrulebale Road, Old Junee - an idyllic country acreage retreat for families seeking tranquility and a taste of rural lifestyle only minutes from Junee & only thirty minutes from Wagga Wagga.

Situated on a generous 11.98-acre allotment, this beautiful property (split into two paddocks) offers a perfect blend of country charm, modern convenience, and an enviable lifestyle.

Designed by an architect in 1997 and built by current owners this stunning brick home has been meticulously maintained. The design ensures passive heating and cooling and guarantees stunning

Price: \$1,000,000 - \$1,100,000**View:** remax.com.au/property-details/21282540**Jenna Pollard**
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360-degree views of the surrounding rural landscape.

The property showcases a well-appointed residence which comprises of four bedrooms, including a master with a recently renovated ensuite (2023) & walk in robe, and ample storage throughout.

The heart of the home is the open plan living, dining, and kitchen area, which has been stylishly remodeled in 2021 to include a butler's pantry, stone benchtops and high-end appliances including dishwasher, induction cooktop & pyrolytic oven.

Abundant cabinetry, and USB charging power points are also included. The private study nook at the front of the property & formal lounge offers a separate space for relaxation and entertaining. Evaporative cooling, gas heating & ceiling fans are available.

The main bathroom and powder room were renovated in 2020, and the latest LED lights have been fitted throughout the house. A recently added Spanline deck with an insulated ceiling, fan, and merbau decking provides an ideal setting for outdoor entertaining, surrounded by the property's breathtaking panoramic views.

The exterior of the property boasts a wealth of inclusions: 50,000 litres of water storage (22,700 litres dedicated to household use), 8.58 kilowatts of solar panels, and a heat pump hot water system with a gas booster.

A bitumen driveway leads to the house, a small orchard, raised vegetable garden beds, and a 9m x 9m garage complete with a 3- bay carport, ensuite & shed. Additional features include, two-bay tractor shed, chicken coop and run, and a securely fenced dog yard.

With every box ticked and no stone left unturned, 129 Murrulebale Road is a meticulously presented property that offers a rare opportunity for families to move in

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