







Picturesque sustainable getaway

4 3 7 28.70ha

Welcome to 78 Wehrmann Rd, Bundaleer Gardens a true gem, with 360 degree views comparable to a wilderness escape. If you are looking for a tree change this is the property for you, swap your cement maze for the timber lined skylines, wildlife in abundance and an opportunity to be fully self sufficient.

Escape to your own serene retreat with this stunning 4-bedroom, 2-bathroom home, set amidst the tranquil beauty of Bundaleer Gardens. Built in 2009, this spacious Selecta Home offers modern comfort, perfect for those seeking a tree change or a sanctuary for wildlife enthusiasts and birdwatchers.

The open-plan kitchen, dining, and living area is ideal for hosting, featuring stainless steel appliances, a gas cooktop, and a dishwasher. Step out onto the extended front deck, where double sliding doors and zip track blinds create a seamless indoor-outdoor living space, perfect for enjoying breathtaking views and wildlife sightings.

Wake up to panoramic garden views from three of the bedrooms, including the master suite, which boasts a luxurious ensuite and walk-in robe. The main bathroom offers a relaxing claw-foot bath, separate shower, and vanity.

Year-round comfort is assured with a combustion wood heater in the living area and ducted evaporative air conditioning throughout. The home's insulated

Price	SOLD for $770,000
Property Type	Residential
Property ID	11022
Land Area	28.70 ha

Agent Details

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WARDLE Co. Real Estate

walls and ceilings add to its energy efficiency, ensuring it stays cozy in winter and cool in summer.

Whether you're a nature lover, birdwatcher, or just looking for a peaceful escape, this home offers the perfect blend of modern living and natural beauty.

Additional Features include:

- 6 x 5000g Rainwater tanks
- Submersible bore 100ft* deep
- 5kw solar + 14kw of batteries
- 15 x 9m* shed, concrete floor, power with 3m access to the eaves
- Electric hotwater system

Large olive grove 1900 trees approx + ample room for stock
- To be sold with Plant & Equipment (List available)
Located in the beautiful Bundaleer Gardens a mere 15 kilometres to Jamestown and minutes from the Bundaleer Forest walking trails and picnic grounds.
Please note overlay is a guide only. Refer to certificate of title for accurate boundary.

CT6058/126

Council Rates: TBC

Zoned: Rural

LGA: Northern Areas Council

Land Size: 70 acres *

* Denotes approximate

RLA228106

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