



455 Gurrundah Road Baw Baw NSW

Superb Rural Holding, Only 7.5 kms to Goulburn CBD,

Backing Onto the Wollondilly River

32 Ac (12.95 Ha)

of good country and excellent pasture, with a quality brick home, ample shedding, good infrastructure and an irrigation licence.

Ideal for a relaxing lifestyle away from the big smoke, yet only 8 minutes to the centre of fast growing Goulburn.

The 1-level, superbly presented brick home is protected by mature trees and shelter belts, is totally private and set back from the road. It features spacious formal and informal living areas, modernised kitchen and bathrooms, four bedrooms, main with ensuite and walk-in robe, others

4 2 8

Price : \$ 1,230,000

Land Size : 129500 sqm

View : <https://www.angellastorrierrealestate.com.au/sale/nsw/capital-monaro-snowy/baw-baw/residential/rural/7052327>



Angella Storrier
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This is a detailed architectural floor plan for a large residential building. The plan includes the following rooms and features:

- Garage:** Located at the front left, featuring panel lift doors.
- Lounge:** Adjacent to the garage, with a fireplace and access to the patio.
- Patio:** A small outdoor area between the lounge and the dining room.
- Kitchen:** Includes a range hood, counter, and storage. It has access to the lounge and a rear porch.
- Dining:** Located next to the kitchen, with a table and chairs.
- Family Room:** A large central living area with a fireplace and access to the rumpus.
- Rumpus:** A large rear living area with a fireplace and access to the garden.
- Bedrooms:** Four bedrooms are shown, each with a bed and wardrobe. BED 1 is at the front right, BED 2 is next to it, BED 3 is in the center right, and BED 4 is at the rear right.
- Store:** A small storage room near the garage.
- Bathrooms:** Two bathrooms are shown, one near the family room and another near the bedrooms.
- Other Features:** The plan includes numerous closets, wardrobes, and storage areas. It also shows a rear porch and a garden area.

The drawing is a technical blueprint with extensive dimensions for walls, rooms, and overall sections. The dimensions are given in feet and inches, with some areas marked with 'A.S.D.' (As Shown on Drawing). The plan is oriented with the front of the house at the top.

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FLOOR