



92 Old Tallong Road Marulan NSW

3 1 2

A rare opportunity to acquire a rural and country lifestyle on 8.48 ha (20.9 acres) within minutes to town and all services.

Sited on a no-through road, and exceptionally private, offering substantial equine infrastructure, complemented by an appealing and renovated double bricked cottage, with views of the paddocks and beyond.

Features Include:

- *3 bedrooms, (2 with built in robes)
- *Generous lounge room with reverse cycle A/C
- *Family and dining with cosy combustion heating and access to the outdoor covered entertainment area, and front alfresco verandah.
- *Modern Kitchen with 900mm oven and gas cooktop, ceramic sink, island bench, generous storage and bench

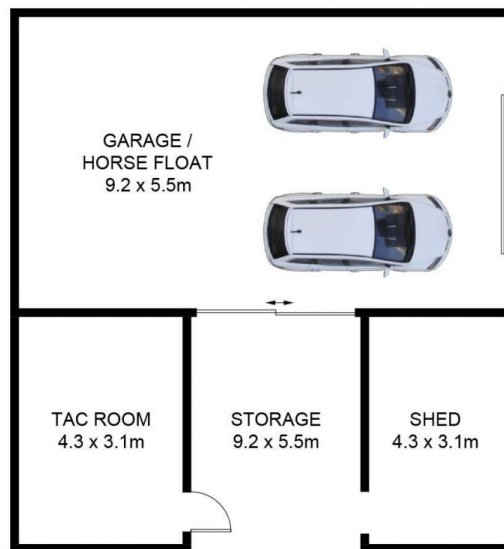
Price : \$ 1,072,000
Land Size : 8.48 ha
View : [https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/marulan/residential/a](https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/marulan/residential/acreagesemirural/7640891)
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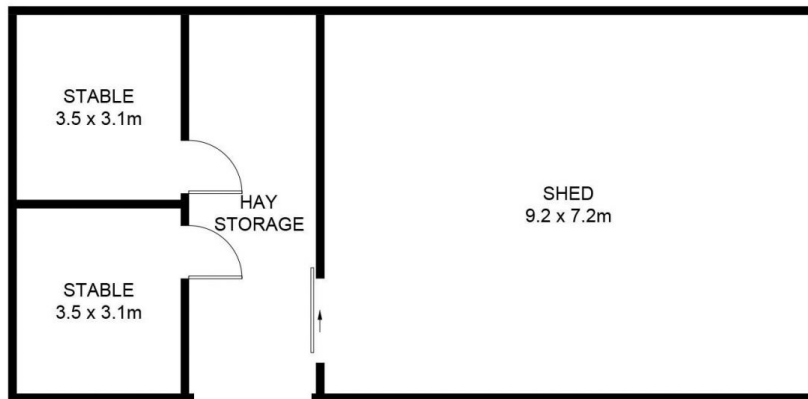
Mark Gallina
02 4871 2622

<https://www.carltonrealestate.com.au>

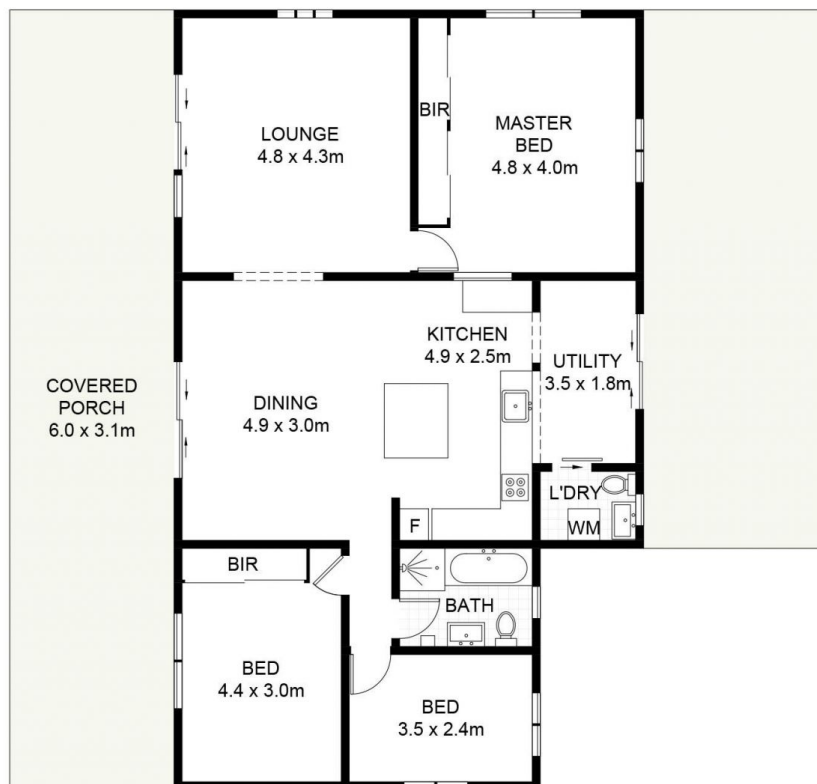
We are one of the longest running, award-winning real estate agencies in the Southern Highlands.



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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92 Old Tallong Road, Marulan

Approximate Gross Internal Area = 297.7 sq m (Including Garage)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources

we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.