



# For Sale

161 Ferndale Road Bundanoon | \$4.3m

3-4 bed | 2 bath | 2 car | 40.47ha

## Exceptional horse property on the edge of the village

Welcome to “Fellworth”, a peaceful rural escape offering space, comfort, and an exceptional outdoor lifestyle. This charming sandstone home features three/four well-appointed bedrooms and two bathrooms, providing ample room for family living or weekend entertaining. The high ceilings and airy design fill the interiors with natural light, while character details such as a combustion fireplace, formal lounge, and separate music room add warmth and individuality.

Set on an expansive parcel of land, the property boasts approximately three acres of manicured lawn, established vegetable gardens, and scenic vistas that promise year-round serenity. With twelve paddocks, six dams, and the added bonus of Paddy’s River meandering through, the property is perfectly suited for equestrian enthusiasts or those seeking a blend of hobby farming and outdoor recreation.

Equipped with two horse arenas finished with crusher dust, well-maintained cattle yards, numerous sheds and direct access to the neighbouring Pony Club/Carriage Club grounds, this is a rare opportunity to create a lifestyle truly close to nature.

The residence also includes a second entrance and a thoughtfully renovated one-bedroom cottage complete with its own combustion fireplace, ideal as guest accommodation, a home office or additional income stream.

Situated just a short drive from the heart of Bundanoon, and train station, you’ll enjoy the peace of the rural setting without sacrificing everyday convenience. Whether you’re after a tree-change, a weekend escape or a working farm, this property offers the versatility to tailor the lifestyle you have dreamed of.

We assume no responsibility for mis-information or errors contained in this brochure. Interested parties should make their own enquiries.

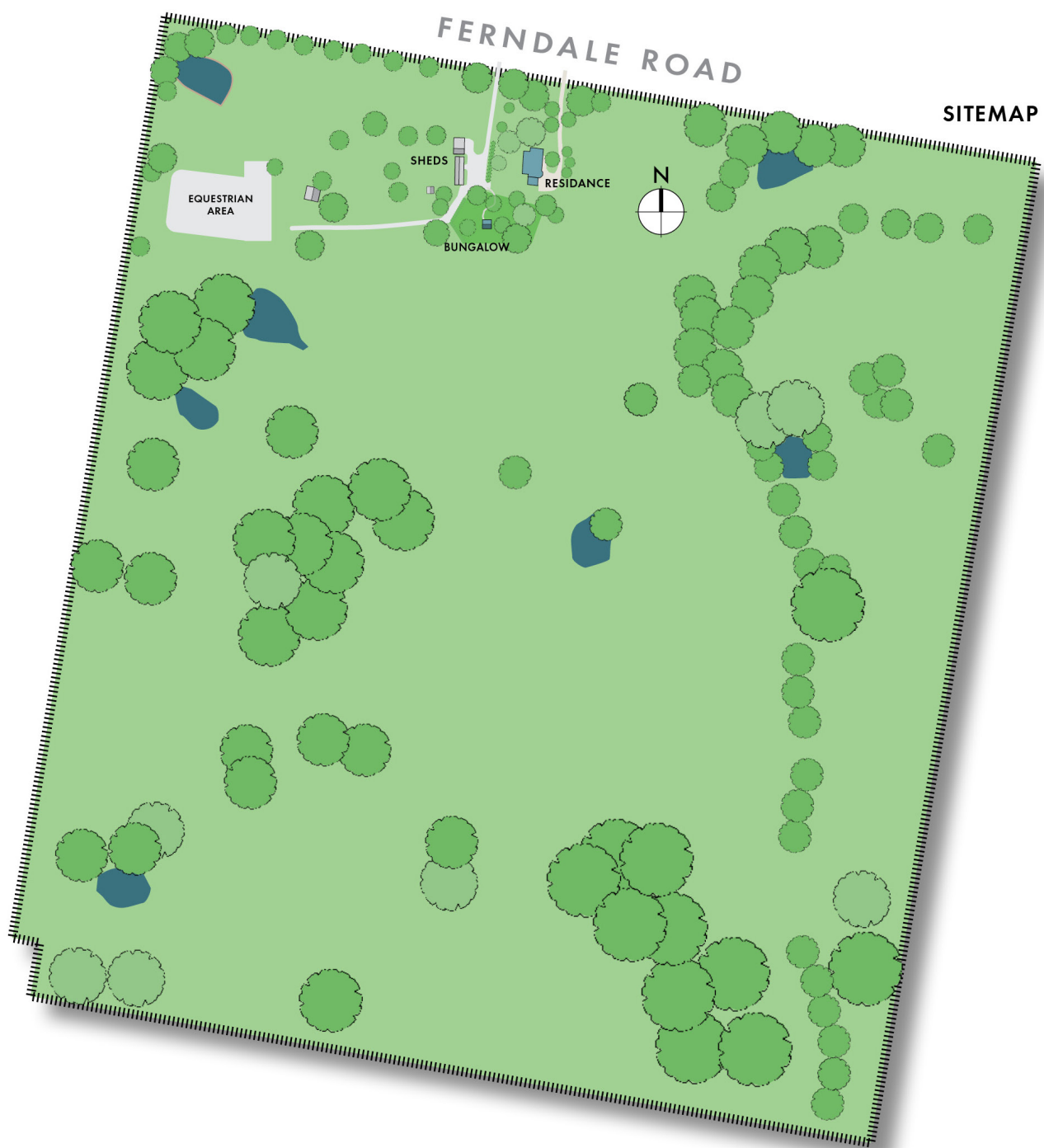


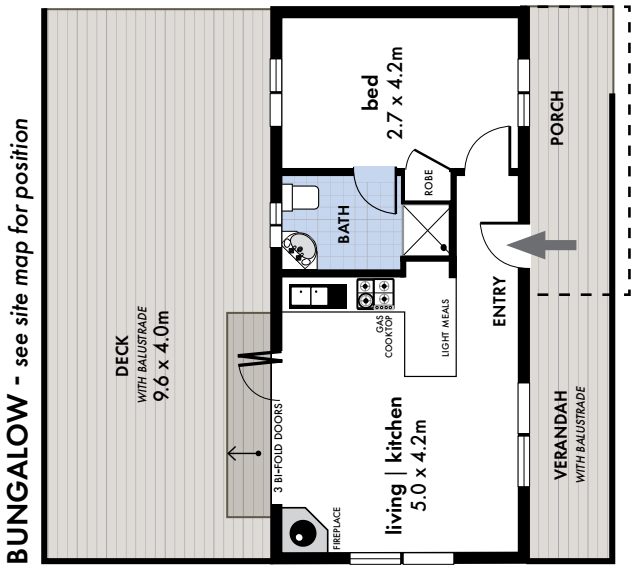
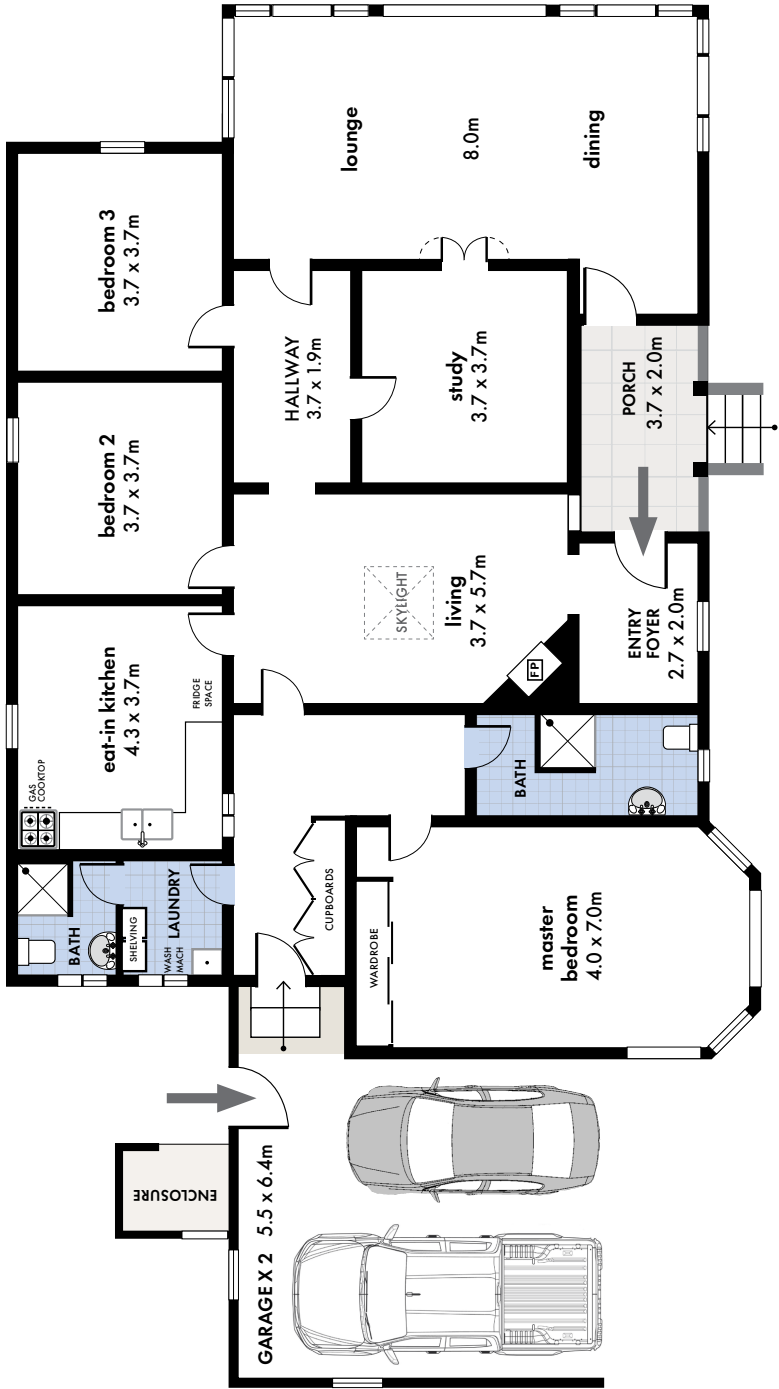
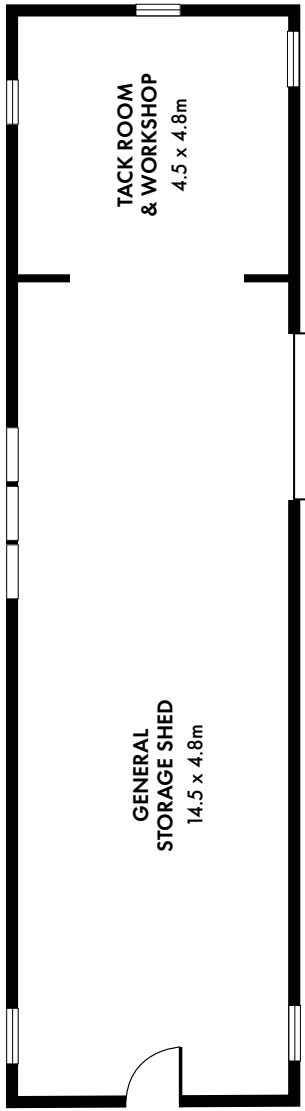
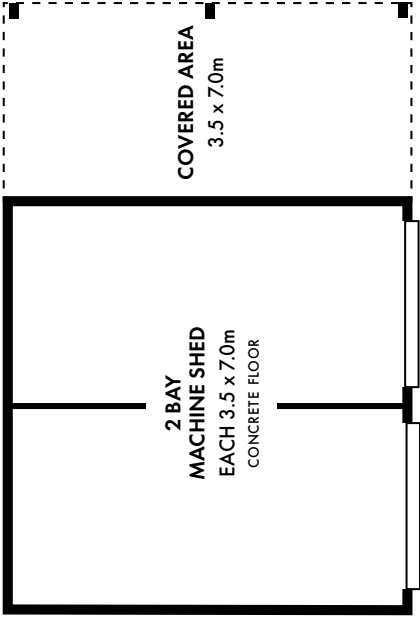
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ZONING: RU2 Rural Landscape RATES: \$4000 p/a approx.





BUNGALOW - see site map for position