



**202 Culcairn Road Holbrook NSW**

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A magical atmosphere is created with this immaculate presented family home offering a glorious lifestyle of privacy and seclusion. Set on 13.64 acres located only minutes to the township of Holbrook and approximately 35 minutes to Albury.

Lovely bull nose verandah surrounds this spacious 4 bedroom home featuring pine lined ceilings. Picture perfect home offering ensuite and walk-in robe to master bedroom, formal sunken lounge room with open fire place, formal dining room and separate family room. Large timber kitchen offers electric cooking, dishwasher and walk-in pantry combined with large meals area, full main bathroom with separate toilet, laundry with good cupboard space, ducted evaporative cooling and ducted natural gas heating. Once outdoors you will find gorgeous grounds with fully established gardens and mature trees surrounding the property. Lovely large octagonal covered gazebo area,

**Land Size** : 13.64 Acres

**View** : <https://www.kanerealestate.com.au/sale/nsw/murray-region/holbrook/residential/acreages/esemirural/5746930>