

Modern Living with Development Potential



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3 Merino Road, Marulan

Auction Unless sold Prior

Positioned just minutes from Marulan village, this versatile rural property combines comfortable living with genuine lifestyle potential. Set on approximately 3.8 acres (1.55 hectares), the property captures stunning views of distant hills and offers a peaceful country outlook with room to grow.

Key Features:

- 4 bedroom, 2 bathroom with 3rd toilet home with a full-length front verandah
- Main bedroom with ensuite and built-in robe
- 3 bedrooms include built-in robes
- Open-plan kitchen, dining and living with soaring ceilings and exposed beams
- Wood fire heating plus split system air-conditioning
- Fully insulated for year-round comfort

Outdoor Infrastructure

Property ID: L35726686

Property Type: House

Building / Floor Area: 131

Garages: 3

Land Area: 1.55 hectares

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- 3-bay Colorbond barn with loft
- 2 × 22,500-litre Bushman water tanks
- 4 well-fenced paddocks-ideal for horses, hobby farming or chooks
- Ample space for veggie gardens and a self-sufficient lifestyle

Services & Extras

- Town water, sewer, gas, and broadband.
- Plans prepared for a 6-lot subdivision (subject to council approval)
- Zoned R5 Large Lot Residential (minimum 2,000sqm lot size)

The Opportunity:

Whether you're looking for space for the family, room for animals, or future development potential, 3 Merino Road ticks all the boxes. Enjoy the quiet rural setting with the convenience of Marulan village, the Hume Motorway, and train services close by.

This is a genuine lifestyle property with plenty of upside

Call to arrange your private inspection.