

100 Katanna Road, Wedderburn, NSW 2560



Sold House

Friday, 8 September 2023

100 Katanna Road, Wedderburn, NSW 2560

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 4 m2

Type: House



Kane Totten

\$2,345,000

If you have ever dreamed of country living while still enjoying the convenience of the city, then look no further than 100 Katanna Rd Wedderburn. Situated close to Campbelltown, on 11 Acres, this beautiful 50 square home, with its 14 square balconies, has been designed with a clear understanding of style and is in a class of its own. As you enter this double brick, fully insulated home, the curved walls of the entry foyer entice with the promise of discovery. The sunken lounge, with its soaring 4.8m high cathedral ceiling and large open fire does not disappoint. The dining room is spacious and opens to an expansive balcony overlooking a beautifully private back yard with a pool and spa tastefully set into the landscape. The kitchen features a generous island bench, built in dishwasher, bench mounted stove top and twin ovens, The large extended kitchen windows, include a herb garden and offer enticing views of the pond and trees beyond. And, there is an extremely generous walk-in pantry. This is a house for entertaining and a house for comfortable family living. The family room is generous in size, with cathedral ceilings, slate flooring and includes a large slow combustion wood heater. The floor to ceiling windows open out to large outdoor entertainment areas, including a private court yard nestled within curved walls. The house includes a spacious 3-way bathroom, with a spa bath and a separate laundry. Moving towards the master bedroom there is a large study with built in bookshelves. Ideal for a home office. Each of the bedrooms you pass are all generous in size, with 9' high ceilings. And the master bedroom is large, featuring a spacious ensuite with walk in robe. And to top it off, there is a generous self-contained suite attached to the house. It features two additional bedrooms, a kitchen, living area, bathroom, storage area and its own outdoor covered balcony looking over the rural / bush landscape. It can provide a retreat for family, guest accommodation or has the potential to generate an income. The home paddock is fenced - making it a safe retreat for kids and dogs. And, regardless of the weather you are spoilt for entertainment areas. The house has a 29 panel, 10kW solar system, 4 air conditioners, on roof heating for the pool and is connected to StarLink, getting internet speeds in the order of 100 Mbps. There is additionally a 100,000 litre in ground water tank and a bio cycle system wastewater treatment and a number of sheds. Wedderburn is Koala country, and the property is visited by an amazing array of wildlife including koalas, possums, king parrots, rosellas and kookaburras that all take advantage of the native garden. The property has in the order of 350m of road frontage on this delightfully quiet street and has a small creek as the eastern boundary. And, there is a bus that stops at the front of the driveway. This property is exceptional in every imaginable way!