

108 Settlers Road, Royalla, NSW 2620



Sold House

Saturday, 2 March 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 5 m2

Type: House



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Escape to the tranquillity of your own fabulous equestrian property! This gorgeous rural property offers a host of features that will make your dreams come true. American-Style Barn: Men have Man Caves and Horse Girls have barns! This fantastic feature offers ample space to fully enjoy the equestrian experience whilst keeping your home space and the equestrian activities separate, yet both in complete comfort. With a shower area to wash up before entering your newly built home, a small kitchenette where you can make a sandwich for lunch and a comfortable room where you can relax between rides or clean and manage equestrian equipment in the insulated, climate-controlled environment. You will be able to enjoy the full benefits of the equestrian lifestyle without compromising the cleanliness, peace and tranquillity of the family home. Added bonuses to the property, ready and waiting for a house to be connected are the extensive grid connected solar system, 120,000 litres of water storage, that collects from the roof area of the barn, and connection to the grey water recycling system that is used to provide water to native plants that surround the magnificent all weather horse riding area. 60m x 30m All Weather, Post and Rail, Horse Riding Arena: This arena has been built with performance and safety in mind. No expense has been spared on the preparation and maintenance of the magnificent riding surface with effective drainage that allows you to enjoy riding your horses in any weather, after heavy rainfall or when it hasn't rained for months. The irrigation system that connects to the property's ample bore ensures that the arena is watered during the dryer months according to the time schedule that you select from the automated watering system, waking in the morning ready to ride on a freshly raked and watered arena! The flood lights illuminate the arena at night allowing you to train and bond with your equine companions whenever you please. 5.62 Ha (13.8 Acres) of grazing: The electric fencing that surrounds the horse's grazing options has been designed with versatility and safety as a priority. The paddocks are constructed to cater to small ponies grazing needs all the way through to performance horses and mares with foals. The horses will have plenty of room to roam on this sprawling property, offering abundant shade and space for grazing and play within its 8 paddocks. Connecting gates between paddocks make moving horses and pasture management efficient and safe and the reticulated water troughs, connected to 6000 litres of bore water storage, provide for a reliable water source in the paddocks. Bore Water and Creek: Stay worry-free with a reliable bore water source and 6000 litres of bore water storage. With these features comes the added sense of security of bush fire readiness that bore water provides to keep your family and animals safe. Peace of mind is priceless! Plus the picturesque Jerrabomberra Creek on the boundary that adds charm and tranquillity to your new home. Your equestrian dream awaits, but there's more! Building Plans Included! We've made it easy for you to build your dream home! Included with this property are an approved and open Development Application with building plans that will allow you to create your ideal living space, or if you prefer to design your home from the ground up, this property provides a blank canvas for your architectural imagination. The house site is cut and all services are connected, all that is needed is the house. Imagine the possibilities and bring your vision to life on this beautiful 13.8 acre canvas. Beside your "home to be", you can experience the epitome of luxury living on this exceptional equestrian property whilst swimming in the magnificent, heated in-ground swimming pool. You can enjoy year-round swimming and create cherished memories with friends and family whilst taking in the superb views down the valley to the Jerrabomberra Creek and the awe-inspiring Royalla sunsets. Settlers Farm is truly the perfect balance of accessibility and functionality. Whether you're a professional rider or simply seeking an idyllic retreat, this property offers the lifestyle you've been longing for with excellent proximity to Canberra, Googong and Queanbeyan. Contact us today to seize this extraordinary opportunity to own an equestrian estate with the added bonuses of a heated pool, approved and open Development Application, and the freedom to build your dream home. This is your chance to experience the best of both worlds.* 5.62Ha equestrian property with excellent grazing* American style, climate controlled barn* 60m x 30m horse riding arena under lights, with automated irrigation* Heated in ground pool* Excellent water storage plus Bore* Grid connected solar system* Multiple horse paddocks* Horse friendly fencing* Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.