

# 111 Clydesdale Road, Carwoola, NSW 2620

## House For Sale

Wednesday, 12 June 2024

111 Clydesdale Road, Carwoola, NSW 2620

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 8**

**Area: 3 m2**

**Type: House**



Jane Macken  
0262888888



Emma Robertson  
0422415008

## Auction

Auction Location: On-Sitelf you have been looking for a home which offers modern convenience paired with a country setting, your search is over. Beautiful colonial features throughout give the home wonderful charm, whilst modern conveniences and upgrades give you comfort in your haven. This property is also fully equipped with the infrastructure you would expect and desire of this 8.9 acre (approx.) land parcel, including extensive car accommodation and shedding, solar panels, water tanks and a dam. Enter the property via an automated front gate, with established gardens guiding you to the home. The main residence itself has so much charm it will take your breath away – including a wrap around veranda, stained glass window entry, 3.6m high ceilings, polished timber floors and pendant lighting, guiding you through to the living areas. There are two separate living areas, a double sided fireplace connecting them and giving a beautiful ambience plus enough warmth to heat the whole home. Both living areas give access to the veranda via charming French doors, plus one is adjacent to the kitchen for ideal flow and ease of entertaining. The kitchen has been opened up and beautifully renovated, with timber benchtops, large island bench with breakfast overhang, electric cooking, dishwasher and plenty of storage and beautiful views out across the rolling greenery surrounding. Accommodation is well catered for, with 5 bedrooms under this roofline. The main bedroom is positioned at the front of the home, with large walk-in robe and charming ensuite. Four other bedrooms are on offer, two with built in robes, one ideally utilised as a home office, especially spacious with large double doors. These bedrooms are serviced by the main bathroom, with beautiful claw bath, shower and separate WC. Nobo electric heaters are throughout offering extra warmth if needed. A large shed provides enough space for up to 6 cars/machinery plus a hoist, though also houses the additional studio providing wonderful guest accommodation. This includes a bathroom/laundry, kitchen facilities, plus two spacious rooms, the lower level with another lovely fireplace plus the mezzanine offering a reverse cycle heating and cooling unit. There are also two additional double carports adjacent. Additional infrastructure includes additional sheds, water tanks, dog run, a beautiful large dam, solar panels plus a bore. The materials have already been purchased for the construction of a new shed, which will be made available to the new owner. Only 10 minutes drive from Queanbeyan and all of its amenities and 25 minutes drive from the Canberra City, enjoy the lifestyle serenity of this location without compromising on convenience. - Beautiful colonial home with modern upgrades- 8.9 acre block with dam- 5 bedroom home under roofline with two separate living areas- Fully renovated kitchen with electric cooking, dishwasher, breakfast bar and ample storage- Master bedroom with walk in robe and ensuite- Main bathroom with claw bath, shower and separate WC- Two way fireplace to living areas, electric heaters throughout- Fireplace and R/C unit to studio - Large shed with room for 6 cars/machinery, hoist plus studio with two rooms, kitchen facilities and two spacious rooms- Two additional double carports- Multiple sheds & water tanks with materials purchased and provided for additional shed- Solar panels- Bore water available- Envirocycle SepticLand size: 8.9 acresDisclaimer:Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.