

1128 Wallaroo Road, Wallaroo, NSW 2618



House For Sale

Thursday, 11 April 2024

1128 Wallaroo Road, Wallaroo, NSW 2618

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 16 m2

Type: House



Mark Johnstone
0414382093

Auction 09/05/24

Have you been dreaming of a tree change but wanting to be close to the conveniences of Canberra? Well here it is!! 1128 Wallaroo Road is just down the road from Hall ACT and only 25-35 mins drive to Canberra CBD. This immaculately presented private oasis is on a mix of level to undulating open pasture land and a small portion of some sloped land. Beautiful views to the rolling hills beyond the Murrumbidgee River, which is just an easy stroll down the road. The well designed solar passive four bedroom home with high raked timber ceilings and of double brick (feature clinker bricks) construction has been extremely well maintained by the current owners since built in 1985 and has many well thought out improvements ready for you to just walk in and put your feet up or make further updates if you choose to. The north facing living areas include an updated open plan country style kitchen, family room and generous sized lounge/dining room with a Bar. There is also a rumpus room with cosy combustion fireplace and you could utilise bedroom four as a large study. The master bedroom offers a good size walk through robe and country style ensuite. All rooms, including the open plan kitchen, look out to the beautiful, easy care gardens where you can keep an eye on the kids and pets playing. An entertainer's delight or you can keep all to yourself in the very private surroundings, perhaps enjoying a dip in the hot tub spa pool or relaxing under one of the many shade trees, after a game of tennis on the full sized enclosed court. Immediately surrounding the homestead, you can only describe the setting as an idyllic parkland setting, with a mix of mature exotic and native trees spread across open green space. There is plenty to explore here with Daniel's Hill adjoining the property & expansive rural surroundings. The reliable bore plumbed to 15,000ltr Poly tank provides water all year round for stock & gardens whilst the 120,000ltr and 13,000ltr (approx) concrete rainwater tanks supply the house. Garaging and storage is second to none! The oversized 4 car metal garage (12mtrX6mtr approx) is additional to the Australiana high roof metal barn (10mtrX10mtr approx) with auto door and provides ample space for whatever your shedding needs are. Don't miss inspecting this idyllic property! Contact Mark Johnstone on 0414 382 093 with any enquiries or come along to our next open exhibition. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON THURSDAY 9TH MAY AT 2/14 WALES ST. BELCONNEN. Features include:- HOMESTEAD • Solar passive, immaculately presented double brick homestead • 231sqm (approx) of living space • Timber sash windows • Timber french doors to lounge, family, rumpus & Bed 1 • Batts & foil ceiling insulation • Light and bright, beautifully maintained • Open plan updated (5 years) country style kitchen with gas & electric appliances • 4th bedroom with built in robe also suitable as study • Master bedroom with walk through robe and ensuite • Large bathroom with sunken bath, shower & vanity • Good size laundry/mudroom • Slate flooring to entry kitchen, family, rumpus & laundry • Carpet to bedrooms & lounge • Combustion fireplace in rumpus • Reverse cycle air conditioning to rumpus & Bed 1 • Ceiling fan to family room • Electric Hot Water & also option to heat with wood stove • 120,000Ltr & 13,000Ltr concrete rainwater tanks • Septic tank system • In ground ground hot tub/spa pool outside • Chook yard & vege garden • Solar power - 6.5kw, 20 panels • Back to base security PROPERTY & INFRASTRUCTURE • Lot 19 DP 253616 • 16.02 HA (40 acres approx) • Parkland setting • Full size enclosed tennis court • 30 Olive trees • Well established native & exotic trees • 4 car metal garage (12mtrX6mtr approx) • Australiana high roof shed with auto door (10mtrX10mtr approx) • 3 fenced paddocks • Excellent bore plumbed to 15,000Ltr Poly tank for gardens • 1 dam • Mains and Solar power - 20 panels, 6.5kw system, single phase. • Hot tub spa pool under gazebo • ADSL2 internet • Wifi mobile phone reception • Contractor garbage collection, Australia Post delivery to gate and school bus service • Dual Occupancy Entitlement (subject to council approval) • Rates : \$2,979.42pa Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.