

**1167 Norton Road, Wamboin, NSW 2620**



**Sold Acreage**

Friday, 15 March 2024

1167 Norton Road, Wamboin, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 4 m2**

**Type: Acreage**



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**\$1,700,000**

It's a classic daydream, a home surrounded by an abundance of wildlife, positioned privately on one of the areas best streets. An easy commute to the city, airport, and takeaway dinner. A beautiful home with classic lines and a stylish garden. You could be visualizing 1167 Norton Road, it's time to stop searching and make this one your own. The house is set back from the road, the 4ha grounds are a mix of light native trees and beautifully landscaped gardens, with a mix of bird attracting flowering shrubs and bushes, glorious red leaf grape vine and established specimen trees. There are terraced entertaining areas with extensive use of stone walls, you'll definitely enjoy your outdoor time here. Sit and read a book by the dam, it is large and very deep (5 metres) and it attracts a large number of water birds. The garden has been thoughtfully designed to provide colour year round, and the piece de résistance is the vine covered steel framed pergola, with its ionic columns providing shade in summer, and a warm northern terrace to catch the sun in winter. The home is as you'd expect of a property of this calibre, open, bright, and with generous proportions throughout. Four lovely bedrooms to accommodate your family, a purpose built study to accommodate your work, and plenty of room to simply enjoy the lifestyle only Wamboin affords. With both a formal and informal living area, entertaining will be a breeze, but in the warmer months, its the alfresco which will shine brightly for lunches and dinners alike. This home is truly comfortable, with two wood burning fireplaces to warm the home on cool days, and verandahs and extra insulation making sure those hot days are minimised. The property is well laid out, the house sits comfortably in the grounds, the sheds and other infrastructure is out of sight and this makes you feel like you are living in a big and beautiful park. Even though you can't see it all from the house, the infrastructure is excellent, with parking for 7 cars across the garage and accompanying shed. Self sufficient living is calling your name, with a huge covered veggie garden ready to deliver you with fresh produce. Privacy is assured, and a small hill behind the house protects the property from westerly winds in winter. Key Features include: • 4 bedroom plus study • Formal and informal living and dining rooms • Large Walk-in pantry • 3 way bathroom & ensuite • 2.7m ceilings throughout • 8KVA Solar system with battery • Two slow combustion fireplaces • Double insulation • Bioseptic grey water system • Large vine covered alfresco area • 3 car garage attached to home • 4 bay shed + carport • Large dam • Enclosed veggie gardens • 4Ha (9.88 acres) You'll feel a million miles away when you arrive home from a busy day, although 1167 Norton Road is conveniently located within easy commute distance to Queanbeyan and Canberra's CBD. There are school buses that run to Queanbeyan, Bungendore, and Canberra everyday. Please call Ellie Merriman on 0402 117 877 or Ava Merriman on 0429 517 003 to discuss, or our office on 6238 0700. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.