

# 141 Powell Drive, Carwoola, NSW 2620



## Sold Lifestyle

Tuesday, 11 June 2024

141 Powell Drive, Carwoola, NSW 2620

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Type: Lifestyle**



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**\$1,580,000**

Are you seeking an idyllic rural lifestyle on 23 acres, tucked away and privately located all within a twenty minute trip to Canberra CBD? Looking for a delightful home plus a spectacular sized shed PLUS a cute timber A-frame cottage - then this property is for you! The gorgeous character filled residence is absolutely unique and set within established grounds surrounded by superb post and rail fencing. Welcoming you to the front door, via the circular drive, is the sound of tinkling water from a large fountain - you immediately know that this is going to be a special! The rendered residence is immaculately presented and boasts three bedrooms, segregated master with ensuite and walk in robe. A separate formal lounge and separate dining room, beautifully decorated, is ideal for entertaining. These areas overlook the gardens and verandahs that surround the home. A true country kitchen is open plan to the family and meals space that captures the sweeping north views through floor to ceiling glass. A massive outside alfresco space is undercover and opens from the kitchen. A second undercover alfresco area is on the southern side - perfect for hot summer nights! A transformed 6 x 9 shed with front skillion has been turned into a teenager's retreat. This excellent space with electricity, has been fully lined and insulated and has a floating timber floor. It is currently home to a billiard table, bar and sitting area - perhaps a granny flat? Shed envy will occur with the spectacular 18x7.8m shed located away from the house. This massive shed has an attached 18x6 carport to the front which is fully concreted as well. There are two auto doors plus four other roller doors to this shed. The cute cedar A-frame story-book cottage is an ideal gym, office or extra bedroom. It has power and a loft for sleeping, attic window and is fully lined and insulated. The property is perfectly located at the end of a cul de sac with electronic gate entry. The pretty block has scattered trees and some grazing. There is one dam and a licensed bore for garden and stock water. All sealed road access and only 20 mins to Canberra CBD, this property will suit those looking for the ultimate rural retreat who expect the best. FEATURES - Pretty 23 acres or 9.3ha privately located at end of cul de sac - Electronic gated entry - Excellent infrastructure with large sheds - One dam plus licensed bore - Fabulous character residence of rendered brick set amidst beautiful grounds - Immaculately presented and maintained - Three bedrooms, master segregated with ensuite and walk in robe Separate formal lounge with SC fire and separate dining area - Open plan kitchen and family space flows to two undercover outside alfresco areas - Kitchen with island bench - Insulation - walls and ceilings - Hot water - electric off peak - Heating - RC air conditioning ducted throughout plus SC fireplace - Teenager's retreat, 6x9 with power, insulated, fully lined, with attached concreted carport - Massive 18x7.8m shed with concrete floor, power and 6 doors, two are auto doors with attached 18x6 concreted carport - Cedar clad A-frame cottage with power, loft and verandah - ideal office, gym - Queanbeyan Council Rates - \$2500 approx pa