

15 Amungula Place, Wamboin, NSW 2620

House For Sale

Wednesday, 17 April 2024



15 Amungula Place, Wamboin, NSW 2620

Bedrooms: 5

Bathrooms: 3

Area: 8 m2

Type: House



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\$3,300,000 - \$3,600,000

This sophisticated country homestead is set on 20 acres with Yass river frontage. A private location sitting in its own valley, with uninterrupted views for miles. Through secure electric powered gates, drive through a forest of white Scribbly barks, that open to 4 large pasture improved paddocks, a spring fed dam and elm tree lined drive. Passing the huge cellar-door worthy barn, and stone fruit orchard, the driveway sweeps up to the house. With stone chimneys and glass conservatory entrance, the house is refinement and elegance usually only found in the Southern Highlands. Beautifully appointed throughout, the 4 bedroom 2 bathroom main house includes lounge, formal lounge, dining, library study, media room, and huge kitchen with open fire. A brand new Hot Springs hot tub provides welcome relaxation at the end of a long day. The master suite, is a sanctuary of heated floors, open fire place, walk through dressing room and a full size bathroom with rain shower, freestanding nickel bathtub, and separate powder room. A choice of wood heaters, reverse cycle or underfloor heating keeps a soft warmth throughout the winter months, and there is air-conditioning for summer. The studio/office/guest house, looks over the walled vegetable garden and contains bedroom, bathroom and kitchenette with wood burning pot belly fire. The 100,000 litre water tank sits beneath the outdoor entertaining area and covered pergola, with the Yass River trickling from rock pool to rock pool below. The option exists for a 12 x 4.5m pool, with approved council DA and plans all ready to go. Fox proof chicken pen, and dog runs with raised kennel ensure pets are safe and sound. A sand round yard and perimeter laneway give space for horse play. Access to both the community pony club arenas and expanse of Kowen Pine Forest make it equestrian heaven. The school bus leaves from the front gate to Canberra's best schools, the airport is 12 minutes, and at only 25 minutes to Civic's best restaurants, country living with city amenities is unsurpassed. Two internet lines provide ample work from home, online study or movie streaming capacity. NBN Broadband Fibre is to be scheduled for homes in Wamboin to be installed later this year. With too many inclusions to list, this property is one of Wamboin's finest. * 5 Bdr, 3 bathroom, full kitchen and Kitchenette * Reverse cycle heating and cooling * 20 ac (8.09 ha) * 500m of Yass River frontage with riparian rights * Guest House, studio/office * Barn, Workshop shed, steel horse yards, Foxproof Chicken Enclosure, * Stone entry with automated gates (solar powered) * Kangaroo proof perimeter, fully fenced * 160,000ltr rain water tanks for fresh water * Spring fed dam for garden & paddock irrigation, contains yabbies and silver perch * 30/70 mix woodland / pasture improved paddocks * Glasshouse / Potting Shed * Covered 9m x 9m All Weather Entertaining deck * Professional Dog Kennelling and runs * School bus to Canberra Schools to front gate * Approved Council DA and Plans for swimming pool The House * Built to BAL40 fire level protection * Rendered Double Brick with stone clad chimneys * 5 bedrooms, 3 bathrooms * Luxury kitchen with marble benchtops, European appliances, open fire place * Wrap around verandas with double glazed french doors * Heating - two open fireplaces, two wood heaters, split system heating & cooling, kitchen & bathrooms underfloor heating * Cooling - Split System Air-conditioning, ceiling fans * Double glazed with 'Earthwool' heating and sound insulation * Flooring - ceramic timber tile floors and carpet * Freshly painted * New downlighting throughout * New wardrobes with internal lighting * Out door Spa Hot tub * Triple car port * Irrigated Gardens: Vegetable and herb courtyard, Rose circle, lavender lined cut flower bed, lawn * Landscaping: retaining wall and travertine path, wrought iron rose arbour, cedar potting shed The Guest House * Kitchen, living, bathroom, bedroom Split system heating and cooling * Instant hot water * TV, Fridge, wood burning firebox The Farm * American Barn (16m x 12m), Solid Oak doors, concrete floor, vermin proof, insulated, 40,000ltr rainwater tank * Spring fed dam, seeded with Silver Perch and Yabbies, jetty for fishing / access * 6m Steel Day yard and 15m Steel Round Yard * 4 Paddocks fenced, pasture improved, water troughs, * Fox Proof Chicken enclosure * 24 tree stone fruit orchard (irrigated) * Bee Hives * Elm lined Avenue (irrigated) * Dirt bike Moto track * Stored Split logs in Wood yard (3 years' worth) * Perimeter laneway encircling property, providing total access as well as firebreak security 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 Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan.