

**156 McCarthy Road, Wallaroo, NSW 2618**



**House For Sale**

Wednesday, 3 April 2024

156 McCarthy Road, Wallaroo, NSW 2618

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3 m2**

**Type: House**



Mark Johnstone  
0414382093

## Auction 02/05/2024

With sealed road frontage, nestled privately amongst 3.169 hectares (7 acres approx) of pristine Murrumbidgee Riverfront native bushland, this stunning award-winning family home is sure to impress. Just a short drive from the convenience of Canberra within the Hall Region, this desirable rural escape will have you pinching yourself every morning that you're "living the dream". On offer is a rare family haven completed by a spacious homestead with views from all high positioned rooms, parkland gardens, riverfront walks and access to rock hop to the secluded beach where you can fish, swim and look out for the local platypus frolicking in the shallows. The expansive homestead with its solar passive design, celebrates the calmness of the surrounding landscape, with large windows connecting the home seamlessly to the great outdoors. An easy flow of formal and informal living areas will further serve your family's lifestyle and make entertaining a breeze. Built in 2009 the home was proudly awarded "Housing Industry Association COUNTRY HOME OF THE YEAR ACT & STHN NSW"! The central axis of the home is the open plan kitchen, family room and meals area with northerly aspect that open freely to the outdoor entertaining areas. The kitchen offers quality appliances, stone bench tops & roomy butler's pantry. The amazing ambience of the lounge room will have you mesmerised with it showing off the architectural design of the home and cleverly drawing your eye to the outdoors through floor to ceiling windows. It also opens to the amazing viewing deck. The segregated master bedroom includes a roomy modern ensuite and dressing room robe area and opens to the outdoor deck amongst the treetops where you will enjoy the morning birdsong and views. Two additional large bedrooms are located on the same level and bedroom four is located downstairs. For those wanting a second home on the property - can do with the Dual Occupancy Entitlement to build another, or alternatively you may find great use of the existing 130m<sup>2</sup> three level studio (council approved as garage) separate from the main house offering large storage room at basement level, bathroom, kitchenette and large workshop at ground level, then upstairs a stunning furnished sunroom. There is no doubt that we all romanticise the idea of having a holiday home to escape our modern lifestyle stresses but the reality is, we never manage to "get away" as often as we'd like or need. Imagine waking up each morning to this incredible property that feels like your daily escape, from which a break is never required. Now that is living! Please call Mark Johnstone for further information on 0414 382 093 or come along to our next open exhibition. **\*\*PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION AT RAY WHITE AUCTION ROOMS, 2/14 WALES ST BELCONNEN ON THURSDAY, 2ND MAY AT 5 PM\*\***

**Features Include:-Homestead:**

- Award winning - HIA Country Home of The Year 2010 ACT & STHN NSW
- Architectural design blending beautifully with the landscape
- All rooms capturing natural light & views
- House elevated from river with northerly aspect
- Parkland landscaped gardens
- Bushland setting & river frontage
- Kitchen with stone bench tops, quality appliances, butler's pantry
- Floor to ceiling windows to living rooms
- Feature lighting
- Segregated master bedroom
- Stunning bathroom & ensuite in neutral tones
- Ducted evaporative cooling
- Hydronic heating (Solar, wood fire, backup gas booster)
- 2 way combustion fireplace in living rooms
- Spotted gum solid timber floors
- Solar hot water
- Double garage & workshop space
- Double carport & garden shed
- 100,000ltr concrete rainwater tank
- Studio • 3 level studio (council approved as shed) • 130m<sup>2</sup> (approx) • Lower level generous storage area • Ground level workshop, bathroom, kitchenette • Upper level sunroom, combustion fire

**Property & Infrastructure:**

- 7 acres approx (3.169ha)
- Sealed road frontage
- Dual Occupancy Entitlement (STCA)
- Cubby/Sunroom
- Rock hop to sandy beach
- Riparian water rights
- Excellent bore to 15,000ltr holding tank/taps
- Single phase power
- 4 parkland paddocks (approx)

**Other:**

- Living area - 218m<sup>2</sup> (approx)
- Garage - 38m<sup>2</sup> (approx)
- Rates - \$2,480pa (approx)
- Land- 7 Acres approx (3.169ha)
- River frontage - Approx 240mtrs

**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.