

# 22 Sarah Reef Road, Wamboin, NSW 2620

## Acreage For Sale

Thursday, 4 April 2024

22 Sarah Reef Road, Wamboin, NSW 2620

Bedrooms: 5

Bathrooms: 3

Parkings: 22

Area: 4 m2

Type: Acreage



Jan Ladmore

## Contact Agent

Jan Ladmore & staff of All Real Estate NSW are proud to offer this well-located property in Wamboin with a lovely modern home, a second home and a large shed on approximately 10 acres. The modern executive north-facing home has a touch of Hamptons-style to it. It is completely off-grid with a fantastic system of Solar, back-up batteries and large generator. No power bills. There are amazing views from its elevated position of the distant mountains, big skies, and everchanging sunsets. The home was designed for family living and entertaining. The kitchen is a gourmet cook's dream, OMG! The stove is amazing with the timeless style of a Falcon Classic Deluxe Stove featuring two ovens, 5 Gas burners and a multi-zone. Enjoy the versatile cooking of the multi-zone which allows you to sizzle a steak on a non-stick griddle plate or cook bacon & eggs on a flat ceramic surface.... brilliant! A high-powered wok burner for cooking stir-fries etc. Assisted cleaning with Catalytic liners. The kitchen also features extensive Caesarstone bench tops, and soft close drawers. The open-plan layout has a large butler's pantry with dishwasher and a second sink for all the food preparation. The design of the home allows for a segregated master suite with a massive walk-in dressing room, a well-appointed ensuite and doors that lead onto the verandah. The adjoining roomy open-plan living area has a modern kitchen and dining area with a living area opening onto a large undercover alfresco area equipped with retractable roller screens for all year-round enjoyment of family BBQs & entertaining. There are two large bedrooms, and a second living/games room (which could be used as a very large fourth bedroom or study at the other end of the home. The outlook of this home is stunning as it was built on a gently sloping hill that overlooks a valley with a backdrop of distant mountains. This 5-year-old new home is positioned to take in the views and is just serene. This is a gorgeous home with three large bedrooms and two living areas, two bathrooms, a fantastic entertaining area, as well as practical internal access from the oversized double garage with extra storage. The second home is an ideal way to earn a passive income from rental (currently rented for \$525/week) or if you have wanted a property to cater for your extended family then this property may suit your needs. This home is connected to the power with its own meter box. The home has two bedrooms, an open plan kitchen & living area, verandas and a fully fenced yard. There is a large double garage over near the second home for cars and/ or storage. Beside the main home is a large shed with a huge, concreted skillion pad out front. A large shed is often on top of the wish list for many people and this shed has the height and size that will suit most needs such as for storage of vehicles, trucks, caravans, boats, horse floats and general storage. This 9.9 ac property has a gentle slope towards the valley below. The property is mainly cleared with a smattering of established trees throughout the established gardens and along the rear boundary. It has direct access to the various horse and hiking trails around Wamboin. Approximately 10 minutes' walk to Bywong Community Hall via the greenway trail. Plus, an approved DA for a 15m Lap Pool. Features & Inclusions: The Amazing Property: • 4.01 ha / 9.9 Acres • Gently sloping to level land • Views across the valley and to distant mountains • Mainly cleared with a few Native Trees • Backs onto the nature strip for walking or riding for kilometres • All-weather driveway • Quiet Cul-de-sac street The Executive Home: • Modern / part Hampton Style Home built in 2018 • Quality-built Executive Home with 3 Bedrooms, 2 living areas & 2 bathrooms • Fully off-grid power (3-phase power is available but not connected) • Versatile Rumpus, 4th bedroom or large study • Open Plan Gourmet Kitchen with spacious family area • Gourmet cooking with a Falcon Cast Iron Classic Deluxe stove with 5 Gas burners and two ovens • Enjoy the versatile cooking of a multi-zone cooktop which allows you to sizzle a steak on a non-stick griddle plate or cook bacon & eggs on a flat ceramic surface • Extensive Caesarstone benchtops • Copper under-bench sink • Butler's pantry with ceramic sink & dishwasher • Stacker doors allow the living area to open to a large outdoor entertaining area and alfresco dining area with remote retractable blinds for all-year-round enjoyment • Master with generous walk-in robe and spacious ensuite • Two large bedrooms with built-in robes • Main bathroom with free-standing claw-foot Bath • Powder room • Built-in Heat Charm Slow Combustion Wood Fire • Ducted Gas heating and Evaporative cooling throughout the house with zones • Electric blinds linked to smart phone • Floating timber flooring • Abundant storage throughout the home • Double glazing for all-year-round comfort • 3 x Instantaneous Gas Hot Water Systems (Kitchen, Bathroom & Ensuite) • Smart home automation for controlling lights and blinds • Extra Large Double Garage with Internal Access, 2 Roller Doors & PA Door • There is a verandah around the home • Gorgeous sunsets and peaceful views across the valley Water: • The property is part of a water scheme with non-potable water supplied for use such as in the gardens, washing vehicles, stock and domestic. • Colorbond rainwater tanks - 1 x 250,000-litre water tank to main house and 1 x 110,000 litre tank for the cottage Shed at Main Home: • 12m x 10.5m Colorbond Shed with skillion • Wide and high access doors for, boats, trucks, caravans and

horse floats • Fully insulated ceiling • Solar panels on roof • Vast rainwater roof catchment area • Situated near the main house for access convenience • Concrete floor • Concrete skirt out the front of the shed • CCTV on the shed

The 2nd Home: • 2-bedroom home • Open plan living and dining • Functional kitchen with walk-in corner pantry • Verandah front and rear • Split System air-conditioning • Slow Combustion Wood Fire in family room and gas heating • Instantaneous Gas Hot Water System • Std Septic • Fully fenced yard • A large 9m x 7m double garage near the 2nd home

Other Infrastructure: • Separate pavilion below the home that has a kitchen and could be utilized for entertaining or used as a hobby room or artist retreat • All-weather Driveway • 7.5kw solar system with 20.4 KW storage in 8 batteries • Back-up generator • Outdoor Entertaining Area • Established gardens and trees • Fully Fenced around the boundary • Enviro-cycle septic at main home, Std Septic at 2nd Home

Location: • 10 min to Federal Hwy • 16 min to Nth Canberra • 24 min to Queanbeyan • 22 min to Airport • 10 min to Bungendore • 25 min to Canberra City Centre

Agents Comment: This is the type of property that rarely comes on the market. A new executive home with a second home and large shed plus the views across the valley. This is the type of property that has the wow factor that you need to see to truly appreciate. This modern home offers a luxurious lifestyle and a versatility of design, allowing you to continually utilize the whole home as your family needs change and evolve. The quick commute to Canberra is great for work or kids at school and the drive home to this amazing place is even better. I feel that this is a rare opportunity for someone to live the ultimate dream of country living in a new, modern-style home, a separate 2nd home and a versatile shed, and I can only encourage you to contact me if you would like more information or to arrange an inspection of this beautiful property.