

24 Kings Creek Lane, Boro, NSW 2622



Sold Acreage

Thursday, 11 April 2024

24 Kings Creek Lane, Boro, NSW 2622

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 6 m2

Type: Acreage



Ava Merriman
0262380700



Doug Merriman
0419999001

\$870,000

Welcome to 24 Kings Creek Lane; space to spread out and privacy to enjoy. It's a 20 minute drive from Bungendore to the front door, and when you arrive, you feel as though you're a world away. The home is charming, a perfect country kitchen sits surrounded by a large open plan living area, with space for a huge dining table and lots of sitting area too. The three downstairs bedrooms are all a good size, with the master having easy access to the ensuite. A large downstairs bathroom caters to kids and guests, with a large soaking tub perfect as the days cool down. After making your way up the staircase, you arrive at a sitting area, before making your way into a dedicated study or bedroom. This floorplan has scope to make your own, while enjoying a really comfortable and homely space from the get go. The infrastructure across the property is great, and includes: a two car (8m x 8m) garage and connected carport (complete with power), a chicken coop, veggie gardens, 2 stables and yards with connected tack/feed room, and 7 paddocks accessed via laneway with stockproof fencing and water. There are 2.5 dams across the property, and the current owners have spent their time here improving the paddocks and gardens extensively, the new owners are sure to benefit from their hard work. For those who have been searching for a rural oasis that they can make their own, this property offers all the benefits of a rural lifestyle, while being within an easy commute to work, school, and amenities. Key features: • 6.75ha (16.18 acre) block • 4 bedroom plus study home • Multiple living spaces, open plan design • Slow combustion wood heater • Reverse cycle air-conditioning unit • Country kitchen complete with 90cm Smeg oven and stove and new LG dishwasher • Cubby house • 8 x 8m garage plus 2 car connected carport with power and lights • 2 stables plus yards, one tackroom/ feedshed • 7 fenced paddocks, all with reticulated water and accessed via laneway system • Veggie garden • Chicken coop • Orchard • 2.5 dams • 65,000L rainwater storage for the house 24 Kings Creek Lane is located 29km (25 mins) from Bungendore, 35km (27 mins) from Braidwood, 58km (44 mins) to Goulburn and 54km (45 mins) to Queanbeyan. Services including doctors, supermarkets, schools, physios, sporting activities, cafes, bakeries, restaurants, and many more are available at these locations. This farm has lots to offer and will suit many. Please call Ava Merriman on 0429 517 003 to discuss or to arrange an inspection, 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 with respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their enquiries to verify the information contain