

**256 Radcliffe Circuit, Carwoola, NSW 2620**



**Sold House**

Saturday, 11 November 2023

256 Radcliffe Circuit, Carwoola, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 8 m2**

**Type: House**



Doug Merriman  
0419999001



Ava Merriman  
0262380700

**\$1,450,000**

It's a Friday afternoon, a long day of work, a big week really, and you're heading home. The relaxation starts the minute you remember your destination, it's like your body knows its heading home. To 'Weemala', Carwoola. The house, the wrap-around verandah, the sheds, the paddocks, and that view. It's the kind of view that makes a visit memorable; expansive, beautiful, and the focus when you're inside the home. If it's a rural lifestyle you're looking for, that is what you'll get at 256 Radcliffe Circuit. A 4 bedroom home, separate rec room, and shedding for all the tools, toys & hobbies. The home was built in the 80's, and you'll find the floorplan really has stood the test of time. A huge family room, with space for dining and relaxing back onto the kitchen and open living room. The bedrooms sit to the other side of the home, four in total with a three way bathroom to serve as the main. The master bedroom is a really good size, with ensuite and a perfect north facing view to wake you up. There's a lot of outdoor space to enjoy here, but the outdoor entertaining areas are large and ready for summer hosting. It's not something you see at every home, the recreation room here is a huge bonus and would lend itself well to becoming a home office, gym, kids hangout, or even conversion into a granny flat. In addition to the home, there is plenty of infrastructure on the farm to satisfy your needs. A massive machinery shed, a 6.04 x 7.32 m garage, and a huge four bay shed represent the main storage areas, but there are also some older stables in place. The fencing is stock proof with horses currently residing at Weemala. Key features: • 4 bed, 2 bath home • Solar hot water system • Fenced house yard • Low maintenance grounds with irrigation • Wood fire • Ducted air conditioning • Large recreation room • Large covered pergola • 90,000, 45,000 & 26,000L water tanks • 3 dams • Two bay house garage • 4 bay lock up shed • Machinery shed • Double lock up garage • Older stables 256 Radcliffe Circuit is located only 14 minutes drive from Queanbeyan, 21 minutes to Bungendore, 20 minutes to the Canberra Airport and 28 minutes to Civic Centre (timings approximate). Carwoola is well known as being a desirable location, close to the city but offering the rural lifestyle many of us crave. For more information or to arrange an inspection, contact Doug Merriman on 0419 999 001 or Ava Merriman on 0429 517 003, or our team at the Ray White Bungendore 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 in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.