

**31 Bernallah Road, Carwoola, NSW 2620**



**Sold House**

Wednesday, 18 October 2023

31 Bernallah Road, Carwoola, NSW 2620

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 6 m2**

**Type: House**



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**\$1,280,000**

Get ready to get excited. For one lucky family, a new Carwoola lifestyle is on the horizon! This 16 acre parcel is a little slice of paradise, natural bush land and complete privacy only a 9 minute drive to Queanbeyan. For those who are looking for a picturesque rural aspect, the stunning views across the Brindabella mountains will delight. Inside this lovely home, style is evident, as is the heart and soul that has been poured into this property by the current owners. High ceilings, bright living areas and large internal spaces combine to create a lovely family home. The kitchen is a standout, located in the centre of the home and providing easy access to the rest of the living areas. Beautiful barn doors, feature light shades and soft finishes tie each room to the next. It's not something we would normally feature in the text, but the laundry at this property is one of the best we've ever seen. Lots of storage, plenty of room to get through your weekly washing and styled beautifully too, its definitely worth a special mention. This home has a really flexible floorplan. The three largest bedrooms are peaceful and large- the master measuring an impressive 8 x 3.4 m, as you would expect there is plenty of storage. The beauty of this floorplan is it's flexibility. You could easily utilise the spaces to use four bedrooms, or three plus an additional living area, or two bedrooms with a second living area and separate study. The block is a beautiful one, with two paddocks currently fenced, complete with water points. If you're looking to build a new home, or accommodate a second family on the one block, dual occupancies would be possible here and there is a previously approved building entitlement for a second home. Key features: • 4 bedrooms • Large newly renovated bathroom • Mitsubishi reverse cycle air conditioners • Infinity hot water system • Smeg gas cooktop and electric oven • Westinghouse dishwasher • Fully secure, fenced yard with huge kids playground and safe area for dogs • Automated irrigations system for the yard and garden beds • Double glazed windows • Attic storage • Double carport • Large Chicken coop • New greenhouse • Dog run with plumbed water • Horse stable with plumbed water • 3 bay shed plus large workshop area, with power and water • 3 x 45,000L water tanks • Large dam • Access to the property via secure front gate with access code and remote

31 Bernallah Close is located only 9 minutes drive from Queanbeyan, 16 minutes to Bungendore, 23 minutes to the Canberra Airport and 25 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 Ellie Merriman on 0402 117 877 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.