

3386 Captains Flat Road, Captains Flat, NSW 2623



Other For Sale

Tuesday, 7 May 2024

3386 Captains Flat Road, Captains Flat, NSW 2623

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: Other



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\$1,290,000-\$1,330,000

It's a special thing, arriving home to 3386 Captains Flat Road after a long day at work. You enter the gates and the whole world drops away. Only a 30 minute drive from Queanbeyan, the commute is easy and the reward is great; your family's personal sanctuary. This home is designed to host a family. It's been built by one and it's ready for yours. Five large bedrooms with built-in storage and a dedicated study make it the perfect home for multi-functional living. The design lends itself perfectly to having a parents' retreat on one end; with a private study/sitting area opposite the master bedroom, and the kids to the other end of the home. For those just starting your family, the office would make a wonderful nursery/children's bedroom for you to keep a close eye, and ear. The kitchen is generous in size, with a large island bench and views into the garden. It's serviced by an array of storage options, a walk in pantry and large cupboard spaces will satisfy the most dedicated home cooks. There's easy access to the dining area, before retiring to the sitting room for a cozy dessert. Having been held by one family for 30 years, you can feel really confident in the comfort factor of this property. The home has been designed to take advantage of its thermal mass to maintain a pleasant and constant inside temperature. This ensures you are comfortable whether you're hosting a family Christmas BBQ or, snuggling up for a movie in the dead of winter. The fireplace can also be used to add an ambience to the room for those special evenings. The automated hydronic heating of the slab is powered by energy efficient heat pumps. By only using the heat pumps during the day when electricity is being generated by the solar panels, the owners are able to keep electricity costs to a minimum. Battery storage adds to this capacity. Moving outside, there is a two bay, 6x6m open machinery shed, 6x6m enclosed shed, wood/garden shed near the house and some small animal yards which are perfect for a few head of sheep. There's a 10 x 6m studio, with power, which could become an excellent space to work from home, a kids play room or convert into studio style accommodation. If storage is more of a priority, this space could be turned into a large multipurpose space with minimal effort. It's a common and important goal these days, making your life more sustainable. This is the property to do just that. Surrounded by natural bush, it's a life of respect to the land that gives us so much. The sustainable aspect of this property is established; with a great solar system (and battery), plentiful rainwater storage, and an established veggie garden. The patch is serviced by reticulated water and composted soil. It's well fenced, and big enough to provide for a family. This block is a huge 82.33ha (203.71 acre) of picturesque natural Australian bush. It runs from Captains Flat Road and backs onto the Yanunbeyan National Park. As a custodian of this property, the current owners have had 78ha of the land covered by a conservation agreement. This agreement ensures that the block will be cared for in an ethical manner, the aim is to allow space for regeneration under the Land for Wildlife and Biodiversity Conservation Trust. The area covered by this covenant is exempt from council rates, and there are no additional requirements for the landowner above the standard management of rural bushland. There are 11 acres covering the front paddock, house, and shed which are excluded from this covenant and suitable for a pony, or maybe a small mob of sheep or goats. Key features:

- Five bed, plus study home with 2 bathrooms and a large two car garage
- 3 separate living spaces, ideal for a family
- Large kitchen with great views and two walk-in pantries
- Fiori 60cm oven
- Double brick build
- Double glazed windows throughout
- In-slab hydronic heating
- Wood burning fireplace
- Ceiling fans
- Evacuated tube solar hot water system with electric boost
- NBN fixed wireless installed
- Mains power, as well as a 11.6kw solar system connected to 2 Fronius inverters
- Selectronic SPpro with 12kWh lithium battery system
- 2 bay machinery shed with power on a concrete slab
- Studio style shed which could be easily converted into accommodation or a work from home zone
- 6 x 6 m enclosed shed attached to machinery shed
- 3 x 4m Woodshed/garden shed
- 2 x 90,000L water tanks
- 5 dams
- 2 fenced paddocks, large fenced house yard
- Large veggie garden
- Reticulated water system to all gardens with all pipes in ground

3386 Captains Flat Road is located 7km (7 mins) from Captains Flat, 38km (30 mins) from Bungendore, 39km (30 mins) to Queanbeyan and 45km (37 mins) to Canberra Airport. 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 or Doug Merriman on 0419 999 001 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 contained in this document.