

**34 Sugarloaf Ridge Road, Primrose Valley, NSW 2621**



## House For Sale

Thursday, 4 April 2024

34 Sugarloaf Ridge Road, Primrose Valley, NSW 2621

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 16 m2**

**Type: House**



Ryan Broadhurst  
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**\$1,100,000 - \$1,200,000**

Escape the hustle and bustle of city life and immerse yourself in the tranquil embrace of nature at 34 Sugarloaf Ridge Road, Primrose Valley. Nestled on a sprawling 40-acre block, only 30km from Queanbeyan, this charming cottage-style house offers a picturesque retreat that epitomizes country living. Step inside to discover a cozy haven adorned with rustic charm and modern comforts. Warm yourself by the crackling wood fire heater on chilly evenings or indulge in the luxury of 5kW reverse cycle heating/cooling, ensuring year-round comfort regardless of the weather outside. Embrace sustainability with an impressive array of eco-friendly features, including an 80,000L rainwater tank and a water bore. With 3500L bore water tanks automatically filled, you'll never have to worry about water scarcity. For the green thumb enthusiasts, the irrigation pump caters to all your gardening needs, supplying water to various areas including paddock troughs, round yard, and even the lush house yard adorned with a sprinkler system all conveniently controlled via programmable irrigation valves. Beyond the comforts of the home, the property boasts an array of amenities designed to enhance your rural lifestyle. With nine fenced paddocks, three dams, and three horse shelters, there's ample space for livestock and outdoor recreation. Storage needs are effortlessly met with an enclosed shed, two open bay sheds, and a carport, ensuring all your equipment and vehicles are well-protected. Pet lovers will appreciate the separate dog yard, providing a safe and spacious environment for furry companions to roam freely. Meanwhile, the fully fenced house yard offers peace of mind for families and pets alike, allowing everyone to enjoy the serenity of the countryside without worry. Experience the idyllic charm of country living at 34 Sugarloaf Ridge Road, Primrose Valley. Embrace the tranquillity, relish the comfort, and create unforgettable memories in your very own countryside retreat. Features: \* Wood fire heater \* 5kW reverse cycle heating/cooling \* 80,000L rainwater tank \* Water bore C/W Franklin submersible pump \* 3500L Bore water tanks automatically filled \* Irrigation pump system \* Fully fenced house yard with sprinkler system \* 9 fenced paddocks \* 3 Dams \* 3 horse shelters \* 1 enclosed shed \* 2 open bay sheds and 1 carport \* Separate dog yard \* School bus service to the front gate\* Backs onto Yanunubeyan nature reserve for bush walking & horse riding trails\* 25min/29kms to Queanbeyan and 35 minutes/ 36KMS to Canberra airport (approx.)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan.