

**343 Kaveney's Road, Wallaroo, NSW 2618**

LUTON

**Sold House**

Saturday, 19 August 2023

343 Kaveney's Road, Wallaroo, NSW 2618

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 12 m<sup>2</sup>**

**Type: House**

## Contact agent

Perfectly positioned only a short 10-minute drive to Hall and within an easy short commute to Canberra, 343 Kaveney's Road is a charming 30-acre (approx) farm ideally suited to the horse enthusiast or those desiring the perfect hobby farm. The property encompasses many features, with the main house including 3 bedrooms, master bedroom with large walk-in robe and ensuite, open plan living with raked ceilings, stone top kitchen and a large resort style, solar heated pool with spacious deck area. Segregated from the main house is a 1 bedroom, 1 living area self-contained bungalow with wrap around deck, ideal for guests or a tenant, with picturesque views overlooking the dressage ring and out towards the 'Brindabella Mountains'. The stables are simply superb, consisting of 9 individual stalls, all with self-watering troughs, two toilets and laundry, is insulated and features a large, covered entry area. There are many holding pens located across the property, with two large main paddocks, the main home paddock, and a beautiful eucalypt wooded area, offering privacy to the main house area. Main features: 3-bedroom ensuite main house. 1-bedroom self-contained unit. Carport and storage shed. Large solar heated swimming pool. Dressage Arena. Large stables. Multiple holding pens across the property, Dam. Bore. 6 Water tanks. Main house water tank 125,000 litre. Stable water tank 125,000 litre. Studio water tank 25,000 litre. garden water tank 25,000 litre fed by bore for the gardens. Main gate security system. House, stable and studio equipped with Davey pressure pumps, 90 to 125 litres per minute. Main House: 3 bedrooms. Master with walk in robe. Ensuite. 3 living areas. (open plan) Double glaze windows Stone top kitchen. Electric cook top. Oven. Dual dishwasher. Skylink internet (\$150 per month) Self-contained Apartment: 1 bedroom. 1 large living area. Wall mounted reverse cycle air. Kitchenette. Bathroom. Large deck area. If you are searching for a quality farm within easy commute to Canberra, then 343 Kaveney's Rd could be what you are searching for. Please visit one of our open's, or feel free to contact Stuart to make a private inspection.