

363 Rolfe Road, Wallaroo, NSW 2618



Lifestyle For Sale

Sunday, 12 November 2023

363 Rolfe Road, Wallaroo, NSW 2618

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 10 m2

Type: Lifestyle



Mark Johnstone
0414382093

Auction 3/2/2024

#NOTE: Auction postponed to Saturday 3rd February at Hyatt Hotel Canberra#PRICE GUIDE - \$1,690,000 to \$1,850,000Nestled privately on gently undulating country amongst parklike gardens, you'll never tire of the stunning rural vista and amazing birdlife. If you are looking for a property to enjoy having your horses or other for legged friends on your own rural piece of paradise, you've found it !An exceptional opportunity is here for you to purchase this unique character filled true country style home set on 25 acres with multiple watering points/dams, numerous paddocks with fencing suitable for horses, ideal areas for new stables or convert current shedding to suit. Ample sheds for truck/float parking bays. Level grounds suitable for horse training needs, arenas etc. Just 10 mins (approx) drive from Hall & only 25 mins (approx) from Canberra CBD, you'll find this amazing property offering peace and comfortable living. The four-bedroom homestead with beautiful gardens in a parkland like setting has been well maintained & updated to suit today's family lifestyle. Boasting high ceilings, the large country style kitchen opens into a spacious family room as the hub of the home, with a stunning outlook of picturesque gardens & open paddocks beyond. The kitchen, dining area and lounge room are all warmed by the two combustion fireplaces and open onto a north facing full length bullnose verandah. The segregated Master suite has built in robes plus ensuite and opens onto the wide covered verandah. In addition to the two other bedrooms with built-in robes, there is a separate entrance from the verandah to bedroom four which can also be utilised as rumpus, guest room or separate self-contained flat (under main roofline) with kitchenette and bathroom with its own hot water system. The double garage, also under the main roofline, has an automatic door with new motor and workshop space. Heading outside it's a short stroll to the vege patch or the chook yard which is fully enclosed - predator-proof and has adjoining shed space. Additional ample shedding which could be utilised as stables or for storage include an open front 2-3 bay machinery shed plus a hayshed adjacent to the cattle yards. There are 7 paddocks with good pasture and four dams, so there is ample water supply for whichever rural pursuits you have in mind. If now is the time to enhance your lifestyle and delight in a rural outlook, yet have the convenience of Canberra at your doorstep add this one to your list of inspections. Contact Mark Johnstone today on 0414 382 093 or come long to our next open exhibition. Your own piece of paradise awaits! NOTE- Access to this end of Rolfe Rd is via Kaveney's Road. ** PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION AT HYATT HOTEL CANBERRA ON SATURDAY, 3rd FEBRUARY 2024 **

Homestead Features include: Beautifully presented country style homestead Northerly aspect 286m² (approx) living area High ceilings throughout New carpet to lounge, hallway and bedrooms 2.4mtr wide full length bullnose verandah Open plan dining room & lounge Large open plan kitchen/meal, family room Bosch dishwasher & freestanding cooker + classic Stanley wood stove Segregated master suite opens to verandah Built in robes & ensuite Bedrooms 2 & 3 with built in robes Newly renovated bathroom with bath & shower Generous double garage, auto door + workshop space Slow combustion fireplaces in family & lounge Ceiling fans Solar electric hot water Standard septic system Beautiful established gardens 10 x 12m multi sports area with rebound wall for kids ADSL or Satellite internet Self Contained Flat (bedroom 4): Under main roofline Large living/bedroom space Kitchenette Bathroom with shower, vanity & toilet Own private entrance off main verandah Currently a 4th bedroom/Rumpus Opens to main verandah Separate hot water system Property Features include: 10.27 ha (25.3 acres approx) with fantastic rural views Sweeping established tree lined driveway Excellent grazing pasture Level ground suitable for riding &/or horse arena 7 paddocks, 4 dams & stock troughs Stock proof fencing, boundary fence electrified, suitable for horses 100,000ltr concrete rainwater tank to house 40,000ltr metal rainwater tank to lower hay shed/stables 25,000ltr concrete dam-fed tank fed by pumped to garden & paddock tap 3 bay open front machinery shed/stable Fully enclosed predator-proof 5 X 10m chook yard/shed Separate garden with vege patch Orchard (4 fruit) Concrete gardening & tool shed Cattle yards with working crush & loading ramp Single phase power 13.5 KW Solar Power, 32 panels 5.5kw - 20 X Jinko Eagle 260W panels. Installed 2016 8.3kw - 20 X TSM-415NEG9.28. Installed 2022 Electricity bill average \$150 per quarter Rates: \$2,148 pa approx School bus stop cnr Kaveney's rd & Barton Hwy A short 10 min drive to Canberra outskirts & Hall Village, approx 25 mins to Canberra CBD