

# 37 Brooks Road, Bywong, NSW 2621

## Acreage For Sale

Sunday, 5 November 2023

37 Brooks Road, Bywong, NSW 2621

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Type: Acreage**



Jan Ladmore



Mick Davis

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## Contact Agent

Jan Ladmore of All Real Estate NSW is proud to offer this serene and very private home set on 24 acres of level to gently undulating land with scattered trees for good shelter and some open areas with lovely views of the mountains. This resort style home has been lovingly restored & renovated and has several entertaining areas overlooking the sparkling clear spring water pool and gorgeous gardens. The light filled, open plan living area with a new gourmet kitchen, a sunroom and open plan living & dining area are designed to let you really enjoy life in a rural setting. Some features of this property are:

**The Cottage:** This beautifully renovated cottage has a tranquil ambience that welcomes you in to sit down and relax. The owners meticulously restored this cottage and have managed to combine a wonderful mixture of old and new into the design making it so, so beautiful and yet very practical with an open plan living area overlooks the salt water pool, spa and 2 entertaining areas. The cottage gardens and stonework are some of the prettiest I have ever seen.

**The Self-Contained Flat:** The workshop has an adjoining separate fully self-contained flat that could be used as a teenage retreat, or for relatives to live in or as extra accommodation for when friends and family come to visit.

**The Transportable Building:-** There is a large transportable building and although it is not passed with council it has amazing potential.- It features open plan living and dining area, a large modern kitchen, 4 large bedrooms and a huge modern bathroom. The living area welcomes you in and is very comfortable with its large slow combustion wood fire central to the whole area. A covered entertaining area out front is wonderful place to sit and enjoy the surroundings. It is set not far from the Cottage or orchard.

**The Property:-** 24 acres of grassland and native trees- Undulating and very private country with views to the north and east- A haven for kangaroos and other wildlife including birds & lizards have been encouraged to stay in their natural surroundings- Situated on Easterly sloping land on the western side of the Lake George Escarpment- Approx. 2 kilometres to the Federal Highway for quick access to Canberra or Sydney- 15/20-minute drive to Gungahlin, Dickson, North Canberra- 10 minutes to Bungendore or 25 minutes to Queanbeyan or airport

**Spring Water Pool:-** Certified and approved by council.- Installed 2014 by Capital Country Pools, Mitchell.- 9.4m x 3.6m with steps on both sides- Spring Water, DC drive filter system, robotic cleaner.- Solar pipes installed ready for solar roof system.- Coloured LED Lights for night time swimming & Entertaining- NB. 44,000 litres for additional bush fire water supply.- Heated

**Shedding and Workshops:** The handyman will appreciate the workshop and various sheds. If you are after a versatile shed or workshop which is within walking distance to the house to do your own thing, then this place has it waiting for you....

**Solar Systems:-** 1 x roof top hot water system- 1 x 13.3kw Solar Panels covering all buildings - feeds back to grid

With short travel times to Bungendore, Sutton, Queanbeyan and Canberra. School bus services to Canberra and local schools. This property offers many opportunities any person wanting to live outside of the city yet have the convenience of a quick commute to work. Its set up for a family to really enjoy, there is plenty of space for kids to play, fantastic birdlife, gorgeous trees, a dam to catch yabbies, paddocks for animals to graze and dogs to run. it's a lifestyle property offering a wonderful future for its new owners. You could bring the horses as there is plenty of opportunities to ride in the area as many people that live on this road and in the local area have horses.

**Agents Comment -** The first time I drove into this serene property and walked down the path to the cottage and pool ....I was so very impressed. This lovely property has so many features that would suit many buyers and should be on any buyers short list to inspect..and yes, you can bring the horses. If you would like an information kit or to arrange an inspection to view this exceptional property, at a time that suits you then please do not hesitate to contact Jan Ladmore on 0407890527.