

**38 Watson Place, Carwoola, NSW 2620**



**Sold House**

Thursday, 7 March 2024

38 Watson Place, Carwoola, NSW 2620

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



Chris Dixon  
0414819377



Alexandra Deschanel  
0417407249

**\$1,750,000**

Country living doesn't get much better than life at 38 Watson Place, Carwoola. This outstanding lifestyle property has been designed for families and those seeking their own piece of bushland paradise. The home is distinguished by light filled interiors with stunning garden views from every room. A spacious open plan kitchen and living area flows through to the family room and games room with sliding doors to the outdoor entertaining areas with feature pond. The master suite is segregated upstairs away from the secondary bedrooms, one of which has its own ensuite. To keep you comfortable all year round are two reverse cycle air conditioners, the cosy slow combustion fire place in the dining area and ceiling fans in most the downstairs rooms. To compliment the main residence is the separate self contained cottage, that offers a single bedroom, modern kitchen and living area. The cottage has its own private verandah, the perfect place to sit back and enjoy the stunning gardens. Ideally suited for extended family, guest accommodation or why not offset the mortgage and run as an Airbnb or fixed term tenancy. The commitment and thought the current owner has given to the design of the lush gardens, has paid off to create a private oasis with extensive planting, where you could easily spend hours wondering and admiring its beauty. With a mix of deciduous and ever green plantings there is always an impressive display of colour, it truly is a garden for all seasons. Further alluring features that entice the senses include a sparkling in-ground swimming pool and lovely pizza oven perfect for when you are entertaining guest. The 4.94 acre allotment lends itself to many opportunities, an orchard, further gardens or why not use the space for a horse or two. The property has two dams, garden shed, 100,000 litre rain water tank, licensed bore with pump and water points throughout the gardens. Location is exceptional as you are merely 8 minutes from the centre of Queanbeyan, 19 minutes to Bungendore and 25 minutes from Canberra's city centre. - Five bedrooms, two with ensuite - Large kitchen with plenty of storage and bench space - Reverse cycle air conditioner in master suite and living - Reverse cycle air conditioner in cottage - Slow combustion fire place in dining room - Instantaneous gas hot water - Space for a horse or two - Two dams - Licensed bore with pump - 100,000 litre rain water tank - 4 additional water tanks - Fire pump with hoses - 4 bay carport with 2 room studio - Pizza oven - Bird aviary - 4.94 acre allotment - Rates: \$2,464.28 per annum - 8 minutes to the centre of Queanbeyan

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.