

413 Duckfield Road, Boro, NSW 2622

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Farmlet For Sale

Thursday, 9 May 2024

413 Duckfield Road, Boro, NSW 2622

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Farmlet



Judy Alcock
0248494297

\$799,000

Dreaming of a few acres for the kids with room for a pony? This property is all set-up and ready to go!! Nestled amidst the rolling hills and open skies, "Alambee" stands as a testament to the beauty and serenity of rural living. Set upon a vast 5-hectare expanse, (13.6 acres) this picturesque property offers a sanctuary where nature and modern comforts harmoniously coexist. Step inside the main residence, where the heart of the home awaits. An open plan kitchen and dining area bathed in natural light create an inviting space for all occasions. Modern conveniences such as a split-system air-conditioning unit and a slow combustion wood heater ensure year-round comfort and coziness. The north-facing front veranda beckons you to unwind and take in sweeping views of the surrounding countryside, while inside, the living spaces are designed for relaxation and connection with family and friends. The home features a well-appointed main bath with a separate toilet, offering convenience. Through the gates of Alambee, you're greeted by three thoughtfully divided paddocks, each a canvas for your agricultural aspirations or the perfect pasture for grazing livestock. The house yard is dotted with raised garden beds, bursting with vibrant foliage and the promise of a bountiful harvest, all nourished by the tranquil dam equipped with a pump system to fill the garden tank. There is a potential fourth paddock across the road, currently unfenced on the road boundary for native animals. A focal point of Alambee is the expansive 15m x 7.5m shed, a versatile space boasting two roller doors and plumbing provisions, ideal for storing equipment, pursuing hobbies, or even transforming into a granny flat for extended family or guests. Adjacent, the 6m x 6m garage offers additional storage for vehicles and workshop essentials. Water is plentiful on this property, with 120,000 litres of storage over three tanks ensuring a steady supply for household use and maintaining the gardens. With its tranquil setting, and the promise of a rural lifestyle the property invites you to escape the hustle and bustle and create your own haven in the heart of nature. Located to easily commute to Bungendore/Canberra for work and about 1 hour 15 to the Bay through the historic Town of Braidwood this property has so much to offer. Call the agent today to discuss how you can visit this great property.