

# 42 Weeroona Drive, Wamboin, NSW 2620



## House For Sale

Friday, 5 April 2024

42 Weeroona Drive, Wamboin, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 3 m2**

**Type: House**



Kath &

**\$1,695,000**

Nestled in the picturesque landscape of Wamboin, 42 Weeroona Drive embodies the epitome of rural charm and modern luxury. This solid brick home offers a serene escape from the everyday hustle and bustle, surrounded by the best nature has to offer. Situated on 9 beautiful acres of usable and fully fenced land, the property provides ample space for both relaxation and recreation, with plenty of room for a pony or two. Step inside, and you'll discover a meticulously designed and refurbished home that seamlessly blends contemporary elegance with rural charm. The interior boasts 4 generous bedrooms, 2 bathrooms, open plan living and high ceilings, each space thoughtfully designed to offer both comfort and style. The heart of the home is the new gourmet kitchen with stone waterfall island and loads of storage, and the spacious living room complete with fireplace is ideal for entertaining guests or simply unwinding with loved ones. The outdoor patio accessed off the dining room is the ideal spot for idle mornings and the front verandah is where you will enjoy the sunsets. Large windows throughout the home invite an abundance of natural light and rural vistas. Located in the highly desirable and flourishing community of Wamboin, with an easy commute to Queanbeyan, Bungendore and Canberra for all the necessities and several local Wineries with great restaurants for some relaxation time, and ACT and NSW school bus services. Don't miss your opportunity to experience the beauty and tranquility of this exceptional property. Features you will love: \*Elegantly renovated solid brick home\* High ceilings throughout \*Gourmet kitchen with walk-in pantry and stone benchtops\* Cleared and fully fenced acreage \*Sealed driveway to the house\* Dual occupancy potential (STCA) \*Additional building ready to create a studio space for teenagers, overflow guests or hobbies\* Equipped bore and 100,000 litre concrete rainwater tank \*Plenty of storage outbuildings

Distance to: 2.7 km - Contentious Character Winery  
4.6 km - Norton Road Wines  
10.8 km - Lark Hill Winery  
20.5 km - Queanbeyan Town Centre  
16.8 km - Bungendore Town Centre  
24 km - Canberra Airport (domestic and international)  
30 km - Canberra Civic

Please respect the peace and quiet of our very important neighbours and do not enter the property grounds without being accompanied by an agency representative. Inspections are by scheduled Open Home and Private Inspections as arranged. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.