

43 Bingley Way, Wamboin, NSW 2620



Acreage For Sale

Tuesday, 16 January 2024

43 Bingley Way, Wamboin, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 6 m2

Type: Acreage



Ellie Merriman

0402117877

\$1,580,000-\$1,680,000

Location is a driving force when choosing a home, and 43 Bingley Way has loads of location appeal. It is one of Wamboin's most desirable streets with the monthly local produce markets, and annual Christmas in July Bonfire night located at the hall. This area is referred to as "Old Wamboin", it is well established and is the location of some of the best homes in the area, and only 30 minutes from the city. This beautiful, solid brick home is built in the Federation style, it has four bedrooms, two bathrooms and plenty of living space. Characteristic of the Federation style, are the high ceilings, beautiful stained glass doors, sash windows, and bespoke curtains with pelmets. There are some antique fixtures and fittings such as claw footed baths, a tiled open fire place, as well as two slow combustion fire places. Modern comforts include a choice of living spaces, a formal dining room and an upstairs study area making it ideal for contemporary family living. Perfectly positioned in the centre of the home and overlooking the bush, is the solid Blackwood kitchen. It has plenty of bench, cupboard and storage space plus a handy breakfast bar for casual dining. This will be an easy home to entertain in, the kitchen opens onto a back terrace and flows through to a large family room and then onto a screened outdoor room, ideal for barbequing and entertaining. The house has level lawns and garden beds that over look the dam and connect with the natural bush setting making this a bird and kangaroo paradise. If you enjoy walking, there are greenways throughout the area you can walk, ride a bike or your horse through. Key features include -

- Segregated Master with a fireplace, a large walk in robe and ensuite
- 3 Large bedrooms with built-in robes
- Formal lounge with a slow combustion fire
- Formal dining
- Family friendly timber kitchen with meals area
- Family room with a 'Bodin' slow combustion fire
- Panasonic Reverse cycle air-conditioning
- Enclosed alfresco area
- Study area
- Double garage with carport
- 100,000L concrete rainwater tank and a Bore
- Fenced backyard
- Bush acreage
- Orchard

This is a well built home with plenty of old world charm. Inspection of this property is highly recommended. Bungendore's shops, cafés and services are only 15 minutes away, Queanbeyan is only 17 minutes and Civic is an easy 30 minute drive. Additionally, there are school buses that run to Queanbeyan, Bungendore and Canberra everyday and pick up can be at the front, allowing access to every school in the area. Please call Ellie Merriman on 0402 117 877 or Ava Merriman on 0429 517 003 to discuss, or our office on 6238 0700.

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