

46 Brooks Road, Bywong, NSW 2621

Acreage For Sale

Saturday, 24 February 2024

46 Brooks Road, Bywong, NSW 2621

Bedrooms: 5

Bathrooms: 2

Parkings: 14

Type: Acreage



Jan Ladmore



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Contact Agent

Jan Ladmore of All Real Estate NSW is proud to offer a very special property situated in Bywong. This lovely property is set up for horses or lifestyle and is in a great location not far from Canberra. The driveway is tarred and fully fenced. The Home: This property has a sprawling country-style family home situated nearer to the front boundary and overlooking the large dam and across the paddocks. The home consists of five bedrooms, two bathrooms plus a separate toilet, three living areas and a large entertaining outdoor decking area set amongst some magical gardens. The kitchen has plenty of bench and faces the entertaining area. The living areas all flow seamlessly and were designed with a large family in mind. The large dining room could be utilized as another living area as it leads out to a spacious and well-designed entertaining area complete with an enclosed spa room off to one side of the deck and just outside the master bedroom. The home is well insulated and there is also two slow-combustion wood fires, one in the kitchen /family room and the other in the lounge room to warm the whole home. There is 12 solar panels on the roof. The main bedroom and sunroom are at one end of the home and the other end has four other bedrooms with living areas between the master and other rooms. The entertainment deck compliments the gardens and tennis court with an amazing outlook to take in the views. The Gardens: Wow, the gardens! Not often do you find such lovely gardens on a rural property, I was very impressed with the layout and thoughtful design of these well-established cottage gardens around this home, they are very pretty, with plenty of colour amongst green lawn and space to enjoy, there are places to sit and relax, and places for children and pets to run about. Really nice. Plus.....a basketball area near the tennis court..... So have fun. There are the Gardens and then there is the "Veggie Garden": What can I say? It's a great set-up for a home veggie patch, it is well thought out, fully enclosed & protected from pests, close to the house for convenience, the water is close and its easy to maintain. I was really impressed with this thoughtful layout and any person who loves cooking (or enjoys eating food) would definitely appreciate this garden. The orchard has various fruit trees. Horse Facilities: As you drive into the property, there are two well-placed shelters with holding yards facing towards the arena. The adjoining shelters are of a good size. There is water to the shelters and the horses will be happy as the property has some good soft pasture. A decent round yard is near the shelters and holding yards, working well in conjunction with the other horse facilities. There is a 25m x 50m sand dressage arena in a good position central to the property and below the house and stables. There is a shed at one end of the arena and fenced side paddocks. Shedding & Facilities A double garage is beside the house. Near the garage is a single space carport with a workshop area. An American style barn shed is near the stables and stores the horse float. There is various shedding & storage including a work-shed, tack room, tool shed, potting/green shed and the house yard is fully fenced and could be used as dog enclosure within the garden with plenty of shade, and a chook pen. The property: The property size is 7.92Ha or 19.57ac and is divided into several good paddocks for horses and stock. The plentiful grasses are soft, and the ground has good topsoil. The property itself has some level paddocks and some with some gentle undulation at the back of the block on the Gum Flat creek. There is an old shed towards the back of the block near the old cattle yards. Water: Water for the home is from a 100000 lt concrete tank discreetly fenced to keep from the house view and two other tanks. A large dam with a good catchment, is central to the property can be viewed from the homestead and located below the home. Not only practical for water needs but makes for a very pretty outlook from the house gardens. Running through the property is Gum Flat Creek, it runs along the rear boundary at the back of the block. With some permanent holes through the watercourse, there is always plenty of water for stock, interesting places to walk with the pets, and is an exciting adventure for the family to have some fun and explore. Along with plenty of tap outlets, there is also a pop-up water system through the gardens at the homestead for irrigating the gardens. Features: 7.92Ha or 19.57ac of prime land Large family Home with pergolas and decking 5 Bedrooms, 3 Living Areas, Bathroom, Ensuite, and sunrooms Large Kitchen with double sinks and a dishwasher The kitchen window overlooks the deck and dam 12 Solar panels on roof Full-size Tennis Court beside home and close access from entertaining deck Outside Entertaining Area with glass-enclosed Spa room 2 Slow Combustion Wood Fires plus ducted gas Rotary clothes line Enviro cycle septic Solar evacuated tubes HWS Enviro Cycle septic American Barn Shed Double Garage, a Carport space with Workshop Area Various Shedding & Tack Room 2 Shelters and Yards Round Yard 50m x 25m sand Dressage Arena Good Horse Property Fully fenced paddocks Fully Enclosed Vegetable Garden with Raised Beds Dog Run Chook Pen Green House /Potting Shed Very old Cattle Yards Gum Flat Creek with permanent water holes Large Dam centrally located in property Dam has Koi fish Several water tanks School Bus to Bungendore & Interchange, Daily Mail Close commute for Town Services & Facilities Location: The property is only two kilometres from

the Federal Hwy. So approx. 10 mins to Bungendore, 20 mins to Queanbeyan, 20 mins to the Airport or Canberra, 1 ½ hours to Batemans Bay. Agents Comment: This is a lovely property that would suit a lot of people's interests. It is very suitable for horses in particular, the paddocks are in good condition, the facilities are there, and it is very close to the horse trails throughout Bywong. The home is very well maintained, with plenty of living space and the gardens are beautiful. So, if you are after a property where you could have your horses or you are just after some space for the family, then this may be the one for you. If you would like an information kit or to arrange an inspection, then please do not hesitate to contact us.