

**59 Lumley Road, Wamboin, NSW 2620**



**Acreage For Sale**

Sunday, 26 May 2024

59 Lumley Road, Wamboin, NSW 2620

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 5 m2**

**Type: Acreage**



James Barnsley  
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**\$1,800,000**

Blackshaw Real Estate is delighted to be marketing this wonderful solar passive home in the tightly held and popular country area of Wamboin. Set on a usable 14 acres, this comfortable and efficient home will provide your family with a true rural experience with room to grow and thrive in a country atmosphere, only 25 minutes to Dickson! Boasting four bedrooms, two bathrooms, and a large sunny living space with raked ceilings, the floorplan has been carefully designed to make the most of the 232 m<sup>2</sup> of living and 321m<sup>2</sup> under roofline. Inside is packed with features including ducted reverse cycle airconditioning throughout, a wood heater, double glazed doors and windows, stone benchtops, dishwasher, ducted vacuum, high raked ceilings to the living area, and burnished concrete floors. What you will really love are the outdoor areas, starting with a magnificent deck that makes the most of the stunning views. The gardens are established and there is an animal shelter, chook run and raised vegetable beds. Infrastructure is key to any rural home and this property has plenty, including access to a community bore, a 65,000-litre main water tank, two 20,000-litre tanks, 10kW of solar panels and a 10kW battery, solar hot water, and an irrigation system. Car accommodation is a double carport, plus there is a 121m<sup>2</sup> shed with five bays and an internal bathroom. Give the best to your family and enjoy the freedom of living in the country!

Features:- 4 bedroom, 2 bathroom home with raked ceilings in the living area- Solar passive design with double-glazed windows and doors- Ability to enclose carport to create 2nd living area/bedroom- Covered deck with sensational views- Elegant bathrooms with main featuring a spa bath- 10kW solar-system with a 10kW battery and solar hot water- Enormous 5-bay, high ceiling shed with bathroom- 65,000-litre tank plus 2x 20,000-litre tanks- Access to community bore- 3-phase power cables to property- Animal shelter, chook run and vegetable patch- In-ground sprinkler system operating off the bore- High-quality build from 2013- Living: 231m<sup>2</sup>- Total: 280m<sup>2</sup>- Block: 14 acres- Rates: \$1556.81 p.a