

74 Merino Vale Drive, Wamboin, NSW 2620



Acreage For Sale

Wednesday, 20 March 2024

74 Merino Vale Drive, Wamboin, NSW 2620

Bedrooms: 9

Bathrooms: 5

Parkings: 8

Area: 4 m2

Type: Acreage



Kath &

\$2,280,000

This gorgeous country homestead and charming second residence set on 10.6 acres offers your family a wonderful rural lifestyle in 'Old Wamboin'. Bring the family and your horses to live here and love life, only 18kms to the conveniences of the nearest town centre and an easy commute to the centre of Canberra. The main double storey 480sqm residence boasts six bedrooms, including a generous master suite with cedar French doors leading to a private courtyard, three bathrooms, formal and informal living spaces, large study, and an indoor solar-heated billabong pool & spa. The design of the home features lofty ceilings and Northerly aspect, offering the best orientation for optimal sunlight and superb rural views from every room of the house. Relax and entertain in your private indoor timber lined pool room with heated oasis pool & spa, feature waterfall, rock gardens and soaring raked ceilings. Refurbish the gravel tennis court for hours of play and send the young ones outdoors to explore and expend their energy. This home has an abundance of space to entertain your friends and family, or larger groups on those special occasions. The second 150sqm home offers three bedrooms, including a master suite with walk through robe and ensuite bathroom, large family bathroom, two living areas and undercover alfresco outdoor entertaining with Northerly aspect. Enjoy passive income or the convenience of multi-generational living. The local community is flourishing and welcoming, including the monthly markets, classic car shows, trail runs, annual fireworks, pony club, playgroup, Church, craft group, book club and firewise group. Several local wineries offering delicious food and wine are at easy reach for those days or nights when you just don't want to cook! Features you will love:- Rural acreage with large dam and river frontage- Large 480sqm family home on two levels- Indoor solar-heated oasis pool & spa- Warmth of cedar cladding & windows- Colonial cedar French doors leading onto the expansive verandah- In-built slow combustion fireplaces- Split system air-conditioning- 5KW solar system for energy efficiency- Enviro-cycle septic system- Dual occupancy 150sqm residence - income or multi-generational living- Formal and informal living to both residences- Solar hot water and hydronic heating to second residence- Bore for irrigation- 100K litres rainwater tanks- Garage 7m x 14m- Double carport 6m x 6m- Fully fenced for horses Close to:- Canberra International Airport - 21kms- Canberra City 28kms- Queanbeyan 18kms- Sutton 16kms- School bus stop 740m Rates \$1,800 p.a approx. Rental income \$2,955/mth approx. 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.