

84 Naylor Road, Urida, NSW 2620

VERV

House For Sale

Friday, 2 February 2024

84 Naylor Road, Urida, NSW 2620

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 3 m2

Type: House



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\$1,200,000 - \$1,300,000

Discover tranquility at 84 Naylor Road, nestled in native bushland on approximately 7.46 acres, offering a unique blend of seclusion and convenience. Just a short drive connects you to Googong shops in 15 minutes, Queanbeyan in 20, and Canberra in 30 minutes.

Main Residence: A delightful haven with three bedrooms, built-in wardrobes, and a well-appointed bathroom. Enjoy natural light, North-East views, double-glazed windows, and elegant hybrid flooring. Ducted reverse cycle heating and a fenced backyard provide comfort and security. Recently painted, updated kitchen with new appliances, and a renovated bathroom ensure contemporary living. Move-in ready with cleaned water tanks and regular septic maintenance.

Second Residence: A charming cottage with three bedrooms, one bathroom, and open living. Facing East, it's bathed in natural light, offering versatility for rental income. Includes a reverse cycle split system, two-car carport, and recent updates to the kitchen. Freshly painted, this welcoming abode is perfect for Airbnb or additional rental income.

Discover the beauty of rural living without sacrificing convenience. This property is a rare find, providing the perfect canvas for a peaceful and comfortable lifestyle. Embrace the opportunity to live in a large family home surrounded by nature, with the added bonus of two residences offering rental potential or Airbnb income. Don't miss the chance to make 84 Naylor Road your own private retreat.* please note both residences are currently tenanted until 14.03.24 and tenants would like to stay on if possible.

Features:

- Dam and Bore for Sustainable Water Supply
- Picturesque Views of Surrounding Landscape
- Recently Cleaned Water Tanks (Less Than 6 Months Ago)
- Regular Septic System Maintenance (Last Emptied at Christmas)
- Additional 5000L Water Tanks for Each Residence
- New Fascia Gutter for Clean Water Collection into Tank
- Short drive into Burra Township
- Approximately 15 minute drive to Googong/Queanbeyan, 25 minutes to Canberra.

Main Residence:

- 3-Bedrooms
- Freshly Painted Interior
- Newly Upgraded Kitchen with Modern Appliances
- Fenced Backyard for Privacy
- Renovated Bathroom
- Hybrid Flooring
- Double Glazed Windows
- Ducted Reverse Cycle Heating
- New Pump Installed

Second Residence:

- 3-Bedrooms
- 1-Bathroom
- Freshly Painted Interior
- Newly Upgraded Kitchen with Modern Appliances
- Reverse Cycle Split System

Essentials: Block Size: 7.46 Acres approx. Year Built: 1985 Rates: \$1,600 per annum approx. Combined Rental Income: \$1,030 - \$1,060 per week Second Residence Only: \$450 - \$480 per week