

**9 Sarah Reef Road, Wamboin, NSW 2620**



**Acreage For Sale**

Friday, 8 March 2024

9 Sarah Reef Road, Wamboin, NSW 2620

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2 m2**

**Type: Acreage**



James Barnsley

0413884408

**\$1,690,000 - \$1,790,000**

Blackshaw Real Estate is delighted to be marketing this gorgeous property in the exclusive enclave of Wamboin. Set on a magnificent 6.68 acres, this six-year-old home will provide your family with a true rural experience and room to grow and thrive in a rural atmosphere and is only 23 minutes from Dickson! Boasting five bedrooms, three bathrooms, huge open plan living and two living spaces, the floorplan has been carefully designed to make the most of the 255m<sup>2</sup> of living and 358m<sup>2</sup> under roofline. Inside is packed with features including three reverse-cycle airconditioners, stone benchtops, dishwasher and high ceilings. What you will really love are the outdoor areas which start with a magnificent alfresco entertaining area with built-in kitchen that makes the most of the views. The gardens are fully landscaped and feature a cornucopia of established trees and vegetable garden beds. Infrastructure is key to any rural home and this property has it in spades, including a bore, 135,000 litre water tank, solar panels, chook run, heated dog kennels and even a golf driving range! This home has been environmentally designed and is solar passive. North orientated it has R 2.5 wall insulation, R5 ceiling insulation, foam draft stop to go with the double glazed windows, and waffle pod design slab. Minimal heating and cooling is required. Car accommodation is a triple garage with internal access. Give the best to your family and enjoy a rural lifestyle! Features: 1. 5 Bedroom, 3 bathroom, 3 garage home 2. As new condition and is only 6 years old 3. Open plan living 4. Enormous walk-through wardrobe 5. 3 airconditioners with 22.5KW heating and 20KW cooling 6. 6.6 KW solar system 7. Bore that can be fed to toilets 8. 135,000 litre water tank 9. Built-in kitchen in the alfresco area 10. Fully landscaped with passionfruit, kiwi, figs raspberries, pomegranate, apples, lemons and strawberries 11. 4 raised vegetable garden beds 12. Heated dog kennels 13. Block size 6.68 acres, rates \$1,544 p.a, Lot 33, DP 1141290