

# 95 Willow Glen Rd, Lower Boro, NSW 2580



## Lifestyle For Sale

Friday, 22 March 2024

95 Willow Glen Rd, Lower Boro, NSW 2580

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 43 m2

Type: Lifestyle



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## Auction Guide \$1,200,000

AUCTION ( Price guide \$1.2 million ) Just a short drive from Tarago in the Southern Tablelands, tucked away on a peaceful parcel of land sits a delightful property named 'Shalimar' and it certainly has plenty to offer. Driving through the gate you leave the hustle and bustle behind you as you meander along the leafy tree lined drive and enter the front of the house yard where you will see ample shedding, garage, a large stable and lovely family home. As you step into the home from the front porch you are greeted by a comfortably carpeted interior with it's high ceilinged hall and 3 good sized bedrooms. Along the hall to the right is the floor to ceiling tiled bathroom which has a modern shower and vanity and an original ball and claw footed bath. Further along on the left is the laundry which has been updated keeping the original timber walls and ceiling which have been meticulously finished. From the hall you find the fourth bedroom on the right and the light filled open area of the family, dining and kitchen. The kitchen is a good size and was updated a few years ago with a gas the cook top, range hood and electric oven. Beyond this is a large in-door out-door room approx. 3.5m x 10.25m that extends along the back of the home. The room has large floor to ceiling windows and sliding glass doors taking full advantage of the views of the gardens and beyond. Outside there is an alfresco entertaining area that is powered, has an old wood burning fuel stove, an open fireplace, sink and running cold water that can be sourced from the Bore-tap or the rainwater tank. The established leafy green lawns and garden oasis that surround the home exudes both charm and character and in the garden there is a greenhouse as well as an outside flushing toilet. A fenced chicken yard with veggie patch and a fruit orchard consisting of apples, pears, quince, stone fruit, fig and citrus is yet another amazing feature of this property. Overall there is a welcoming feeling of serenity and peace in this home and surrounding acres. With the large back windows facing to the east it provides a perfect location for relaxing and enjoying the views. Out to the east on a clear day can be seen the Budawang Ranges of the escarpment to the coast. Other property infrastructure Large 12m x 6m powered garage with double roller doors and 3 car tandem carport. There is a 5,000 litre rainwater tank attached to the garage. Two, 3-bay open sheds one having a single roller-door garage attached and a 22,000 litre rainwater tank. Large 10m x 8m open ended colour-bond hay shed with a 22,000 litre rainwater tank. Large 12m<sup>2</sup> stable; double sliding doors at each end, with 4 timber lined bays along one side each with gated windows. Stable has a 22,000 litre rainwater tank. The property has plenty of water with 6 dams; one of which is spring-fed, a Bore and 5 tanks. A 110,000 litre tank feeds water to the house and there is a Bio-Septic system which is regularly serviced. The dam nearest the house has a pump to enable the Bore-Water taps to be switched to Dam Water. • Early 1900's single story timber framed home • Large kitchen with modern range-hood, gas cooktop and new Westinghouse electric oven. • Heating is provided to the home by a A Nectar wood heater located in the lounge/dining area, and two gas cocks to connect a gas heater, one of which is located in the hall. • Four bedrooms, two with robes • New carpeting to all bedrooms and hall • New Hybrid flooring in the Kitchen, Lounge and Dining rooms • New light fittings throughout and remote controlled ceiling fans • Blinds to most windows • Updated family bathroom, Laundry and Kitchen • Rinnai instant hot water system • NBN Satellite Broadband internet connection • Gently sloping property with an array of fruit trees • Serene leafy outlook with garden views • Large garage with 3 car tandem carport • Large stable with 4 timber lined windowed bays • Hay shed • Two three bay open sheds one with garage attached • Tank water, Bio-septic sewage system • House sits approx. 728 meters above sea level With the house sitting on just over 100 acres the property boasts a seriously spacious backyard, perfect for indulging in any number of hobbies, sports and enjoyment, or simply walking around the property enjoying the peacefulness of nature. Property has two Titles DP 30/831013 at 40.84ha and 1/118467343 at 2.42ha fully fenced. Land rates currently approx. \$1,100.00 per annum. Located a short drive to Tarago where the train travels from Canberra to Sydney 3 times a day, 30 minutes to Goulburn, 50 minutes to Queanbeyan, 60 minutes to Canberra, 90 minutes to the south coast and 2 hours 30 minutes to Sydney. To arrange your inspection of this superb rural lifestyle property please call Garry Hall anytime on 0425301644 or Anthony Dorsett on 0437524262.