

# Address available on request, Bywong, NSW 2621

## Sold Acreage

Wednesday, 23 August 2023

Address available on request, Bywong, NSW 2621

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 17 m2

Type: Acreage



Jan Ladmore

## Contact agent

Jan Ladmore of All Real Estate NSW is proud to offer this amazing property with panoramic views across Lake George and beyond. 'Yarrandale' is a gorgeous native bush block of 43 acres with two homes and scenic water views. The amazing main homestead was built in a clearing on the hill overlooking Lake George to utilize the attributes of the property's unique privacy and seclusion. This home has four bedrooms, three living areas and a massive indoor pool and entertainment area to give the family plenty of space to enjoy. The front door..... invites you in to sit and relax in the tranquil north-facing sunroom with floor to ceiling windows which allow you to fully appreciate the views. No matter what the weather is doing, you can swim all year round at this property as the pool has its own fully enclosed room with plenty of glass windows and sliding glass doors to keep it light and bright. This really is a large pool, being approximately 17m long and 5m wide with a shallow end and a deeper end to cater for all swimmers and plenty of room around the perimeter to have deck chairs and sitting areas. The alfresco dining and entertaining area was designed to be at the front of the pool area to cater for family BBQs and meals while enjoying the view. Along with the home facing north to maximize the sun in the winter, it also has a centrally located slow-combustion wood fire to keep the family warm. There are four bedrooms with the master having a walk-in robe and ensuite. The kitchen has plenty of storage and bench space, wall oven, dishwasher, and a corner pantry. The kitchen-family room opens out to the sunroom area which is great for entertaining or family time. I was surprised that I could actually sit at the kitchen table and still see the view of Lake George! There is an extra-large carport located off the side of the home. A full size 60m x 20m sand arena was built near the home and has stables and a tack room for your horse needs. Not into horses?.....then area could also transform to cater for a large shed or tennis court to be built. There is plenty of opportunity to be self-sufficient, with an extensive chicken run to have a few chickens, an orchard and plenty of room to grow a few veggies. The layout of the property has allowed for the main homestead and infrastructure to be built well away from the cottage. As you enter the property, the cottage is on the left-hand side of the driveway before heading up to the main home. There is a dam across the road from cottage to fish and enjoy. The cottage has two bedrooms, an open plan living and dining area, a bathroom and a separate laundry with a covered verandah at the front and some storage sheds and chicken coop at the back. Some features of this property -The Property: • 17.7 ha / 43.74 acres • Panoramic views over Lake George and beyond • A large pristine bush block with some cleared areas • North-facing brick home with indoor pool • 2nd Home/cottage set away from the main home for privacy • 2 Dams The Main Home: • Solid Brick Home with views across Lake George • 3 Living Areas plus the indoor pool area • 4 Bedrooms • Large North-facing sunroom with water views • Kitchen has Caesarstone benchtops, corner pantry and 2 skylights • See Lake George from the kitchen and living areas • Open Plan kitchen / family room has a slow combustion wood fire • Lounge and formal dining area have an open fireplace • Oregon timbered vaulted ceilings and skylights in living areas • Master has an ensuite and walk-in robe • Main Bathroom is located between Bed 3 and Bed 4 • Large windows to take in the view • Some internal feature brick walls • Solid timber floors • Massive indoor fully enclosed pool and entertainment area • Alfresco area • Large carport The Indoor Pool • Huge 17m long x 5m wide and approx. 120cm to 180cm deep pool • chlorinated/ionized heated pool • Fully enclosed pool to swim all year round • North facing and opens to alfresco area for entertaining The Cottage • Lloyds built 2nd home set well away from the main for privacy • Western red cedar • 2 Bedrooms with built-in wardrobes • Open plan kitchen, dining and living area • Bathroom and laundry • Verandah and deck • Air conditioning and slow combustion wood fire • Garden shed • Chicken pen The Horse Facilities • 60m x 20m Sand Arena • Stables and tack room close to the arena Other: • 4 water tanks • Std Septic • Large electric HWS • Large chicken yard • Orchard and gardens • Optus Tower at beginning of The Forest Road. Location: • 30 minutes to Canberra Airport • 20 Minutes to North Canberra • 7 minutes to Bungendore • 25 minutes to Queanbeyan Agents Comments: If you are searching for serenity and views, then this place is for you. The home is centrally located on the property for privacy and to optimize the view over Lake George. I was impressed from the moment I walked inside the front door and realized that even when sitting on the lounge or at the kitchen table, I could still enjoy the view, amazing! I loved that the indoor heated pool allows for all year-round swimming for all the family. You can bring the horses as the arena and stables are nearby the home. Alternatively, the arena would be a great level area to build a large shed or a tennis court if you are not into horses. The cottage has been built towards the entry to the property which works for tenancies or privacy. It really is a lovely property, and I can only encourage you to inspect it in order to appreciate all it has to offer. Please do not hesitate to contact us if you would like more information or make a time to inspect this property.