

19 Rosebery St, Tarago, NSW, 2580



House For Sale

Friday, 27 September 2024

19 Rosebery St, Tarago, NSW, 2580

Bedrooms: 4

Bathrooms: 1

Type: House



Ava Merriman

0262380700

Opportunity is calling

For some, the name 'Tarago' is not one that sparks recognition. For others, the idea of moving here sparks visions of working in Canberra or Goulburn, afternoon tennis games with the family, and a home and block that offer you a bit more of everything. Only 23 minutes (31km) from Bungendore, this is an opportunity worth exploring.

19 Rosebery Street is a prime example of Tarago value; it is the big home, the huge views, the double sized block and more. When you walk inside, it's obvious to see the effort that has been poured into this home from the family friendly layout, to the tasteful finishes, and to the thoughtful additions, like the all-weather alfresco. The family spaces are at either end of the home, it's easy to imagine homework on the dining table, and movies in the rumpus room, all at the same time. The kitchen is bright, thanks to some large windows that look across the dogs and kids in the backyard. Bedrooms 2, 3 & 4, are generous in size, offering choices for the family as they plan their perfect bedroom layout. Queen beds, tallboys, even desks, will work perfectly in these rooms. The master bedroom is equally curated, with easy access to the bathroom too.

As you walk through this home, you'll feel the views calling. With big windows, there is a lovely 360° aspect over the yard, but the real feature piece is the East facing views, embraced fully by the alfresco and decking. The current owners had this space built to offer year-round indoor/outdoor living, that lets the rural farmland views act as mother natures best art-piece. From the deck, you look over your own oversized backyard and across farmed paddocks. It's a dream location to watch the seasons change, as the crops go through cycles of growth and harvest.

Your own 2,450sqm block is so big you could make it into a miniature farm of your own, homesteading here you come! There is plenty of space for veggie gardens, chickens, an orchard, and even a few farm animals in the front paddock if you wished. You've already got some infrastructure to get you started, like the two car shed, the bore, and the internal fencing.

An extra bonus of this property is one that will speak to everyone in a different way, is it a work from home studio? A teenagers retreat? A secure storage space? A guest room? There is a converted bus, protected by custom built shedding, that sits towards the back of the block. It has a functioning bathroom inside, and has been used for all of the above by the current owners. Everyone will have a slightly different vision for this space, but there's one thing for sure, its going to be a bonus!

Key features:

- Contemporary 4 bedroom, 2 bathroom home with multiple living areas
- New deck, complete with a gorgeous spa
- Modern kitchen, with 90cm gas cooktop and oven
- 8kw Solar System
- Huge 2,450sqm block
- Reverse cycle air conditioning unit x 2
- Slow combustion fireplace
- External access through laundry
- Crime Safe Screen doors
- Stunning rural views
- Double garage with concrete floors, double doors an power
- Converted bus, with custom shedding suitable as studio or accommodation
- Block fenced into 3 paddocks, suitable for some smaller livestock
- 2 x 22,500L, 1 x 5000L, and 1 x 3000L water tanks
- Veggie beds x 3

Way back in the mid 1800's, a little town called Tarago was budding. It was a dream location for travellers, located between Goulburn (39km away) and Canberra (61km away). While the town looks a bit different today, the history is evident as you make your way by St Joesphs Church, the Loaded Dog Hotel and the train station, all established between

1848-1884. Nowadays, there are a range of community facilities, local events and community associations. Residents enjoy access to the town hall, multi-purpose courts, gorgeous park, playgrounds, the local pub, cafe, service stations, train station, a few local businesses and a primary school. School buses operate daily to Goulburn, Braidwood and Bungendore schools, giving you options for your children's education. Other nearby services include Bungendore (30km) and Queanbeyan (53km). If its a small town life you're dreaming of, Tarago is the perfect place to avoid the hustle and bustle, but leaves you close enough to make your way to the big city for work or play.

This well loved property has lots to offer and will suit many. Please call Ava Merriman on 0429 517 003 to discuss or to arrange an inspection, or our office on 6238 0700.

DISCLAIMER. We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their enquiries to verify the information contained within this text.