

44 Brooks Road, Bywong, NSW, 2621

House For Sale

Tuesday, 20 August 2024

44 Brooks Road, Bywong, NSW, 2621

Bedrooms: 3

Bathrooms: 2

Parkings: 15

Type: House



Jan Ladmore

A home with character on 10 acres with a large shed, horse facilities & a view over the dam

Jan Ladmore & staff of All Real Estate NSW are proud to offer this lifestyle property situated in a great location not far off the Federal Hwy and a close commute into Canberra.

The three-bedroom home was built from insulated Timbercrete bricks keeping the cold out in winter and heat out in summer. Wide verandahs, a large living area and a well-designed kitchen are all part of the design.

The paddocks are currently set up for horses and could also be utilised for cattle, sheep, alpacas etc. as it is fully fenced. There is a good-sized shed for vehicles or storage and some other sheds. The driveway is tarred so there are no worries about dirt roads.

With plenty of versatility and loads of character, it's a property of low-maintenance gardens and would be perfect for a busy life or perhaps a more relaxed one.

Features of this property

The Property :

- a 3.91 ha [9.66 acres]
- a Fully sealed bitumen entrance and road
- a 3 horse paddocks
- a Fully fenced and set up for electric fencing.

House:

- a Constructed of insulated TIMBERCRETE bricks [apprx. 6 pallets of spare bricks],
- a Open plan living/dining area .
- a Large highlight windows with electric shutters & electric wind-out windows.
- a Kitchen has a single oven with an extra half oven/grill. Electric hot plates, dishwasher, walk-in pantry, loads of cupboards, draws and bench space.
- a 3 Bedrooms with built-in robes
- a Master has an ensuite with separate toilet & a linen cupboard.
- a Main bathroom also with separate powder room area & Large shower.
- a Large Laundry with linen cupboards & over/under cupboards with bench.
- a All tiled areas have floor heating.
- a Carpet to all bedrooms
- a Vinyl timber floating floor to living and kitchen.
- a All windows are double-glazed.
- a 2 reverse cycle air conditioners, family room and master bed.
- a Large 4m verandah at the entrance
- a 3.4m verandah to the north with outdoor spa

Other:

- a Outdoor Spa
- a Solar evacuated tubes HWS
- a 3.5kw solar system with solar hot water 340lt storage tank
- a 2-tank septic system with Enviro-cycle pump to sprinkler system
- a Fire pit

Sheds:

- a 6m x 18.5m Colourbond, with 4 roller doors.
- a Carport to one end with 3m wide x 2.85m high opening.
- a Separate workshop storage, with large storage area behind.
- a Fully powered.
- a Third toilet in shed
- a Large pad at end of shed [approx. 19mx 30m] with truck access/road base.

- a Large Colourbond horse shelter with 2 timber yards.
- a Large glasshouse with shade cloth cover.
- a Large garden shed with ride-on mower access.

House Yard:

- a Large open spaces, grassed area with sprinklers, fire pit area.
- a Rotary clothes line. Easy-care yard. Established trees.

Water:

- a Large dam [never run dry]
- a 97000lt of potable water
- a Plenty of tap outlets

Location:

- a The property is only two kilometres from the Federal Hwy.
- a Approx. 10 mins to Bungendore,
- a Approx. 20 mins to Queanbeyan,
- a Approx. 20 mins to the Airport or Canberra,
- a 1 hours to Batemans Bay.
- a School Bus to Bungendore & Interchange, Daily Mail
- a Close commute for Town Services & Facilities

Agents Comment:

This home was set up to be easy to get around, easy to maintain and easy to live in. Not only perfect for a young active family, a grown family, living by yourself or for retirement, this home will suit many lifestyles and needs. If you would like an information kit or to arrange an inspection, then please do not hesitate to contact me.