

**7 Bernallah Road, Carwoola, NSW, 2620**



**House For Sale**

Tuesday, 24 September 2024

7 Bernallah Road, Carwoola, NSW, 2620

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 8**

**Type: House**

## Elegant Country Living at 7 Bernallah Road, Carwoola

Welcome to 7 Bernallah Road, Carwoola, a contemporary-designed executive residence where luxury, functionality, and natural beauty blend seamlessly. This meticulously maintained family home offers a serene escape nestled on a spacious property, surrounded by bushland and impeccably landscaped gardens. With high-end finishes, expansive living areas, and an array of exceptional features, this property is the perfect sanctuary for modern family living.

Upon entering, you are greeted by soaring high ceilings and an abundance of natural light pouring in from designer skylights. The open-plan layout creates a seamless flow between the kitchen, dining, and family room, making it ideal for both intimate family gatherings and larger entertaining. The gourmet kitchen is a chef's dream, featuring stone benchtops, a breakfast bar, Miele gas cooktop, and electric oven, ensuring every meal is prepared with style and ease.

The home boasts five spacious bedrooms, including a magnificent master suite complete with a walk-in robe, ensuite, and a sun-soaked parent's retreat. From here, enjoy panoramic views of the surrounding bushland, creating a peaceful haven to unwind. The separate rumpus room offers flexibility as a playroom or even a sixth bedroom, while the combustion fireplace in the lounge ensures a warm, inviting atmosphere during the cooler months.

Step outside to discover the perfect outdoor living space. A custom-built deck with a spa, BBQ, and lighting awaits for entertaining or simply relaxing in style. The paved fire pit area offers a cozy gathering spot on cool evenings, and the beautifully landscaped gardens include an orchard with fruit and olive trees. For larger gatherings, the dedicated BBQ area even includes a woodfired pizza oven for creating delicious outdoor feasts.

Adding to the property's appeal is a large barn-style storage shed with multiple roller doors, providing ample space for cars, equipment, or hobbies. The shed also houses a fully self-contained studio apartment, ideal for guests or a home office, complete with its own kitchenette and bathroom. A dam with a jetty adds a peaceful water feature to the grounds, offering a picturesque spot to relax or enjoy nature.

Outside, the 6.44-acre property provides both privacy and space for outdoor activities. Whether it's exploring the native bushland, relaxing by the dam with its own jetty, or enjoying the meticulously landscaped gardens, the expansive grounds are a perfect complement to the luxurious interiors. Despite the tranquility, the property is ideally located just a short drive from Queanbeyan and Canberra City, offering easy access to schools, shopping, and entertainment while still providing a peaceful rural retreat.

This home is the epitome of luxury family living, combining modern amenities with tranquil rural charm. With every detail carefully considered, 7 Bernallah Road is more than just a house - it's a lifestyle.

### Features:

- \* 5 bedrooms, master with walk-in robe, ensuite, and parent's retreat
- \* 3 modern bathrooms
- \* Open-plan kitchen, dining, and family areas
- \* Miele gas cooktop and electric oven
- \* Lounge with combustion fireplace
- \* Separate rumpus/playroom or 6th bedroom
- \* Custom-built deck with spa, BBQ, storage, and lighting
- \* Paved fire pit area
- \* Double garage
- \* Large American barn style shed (13.5m x 11m) with self-contained studio
- \* Camera security system with alarm
- \* Two ducted reverse cycle air-conditioning systems
- \* 140K Lt inground water tank and 10K Lt tank off the shed

- \* Enviro-cycle Septic System
- \* Orchard with fruit and olive trees
- \* Dam with jetty
- \* Landscaped gardens with woodfired pizza oven and BBQ