

**7 Pony Place, Carwoola, NSW, 2620**



**House For Sale**

Thursday, 31 October 2024

7 Pony Place, Carwoola, NSW, 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## Discover Serenity at 7 Pony Place, Carwoola.

Nestled on 8 acres of breathtaking Australian bushland, 7 Pony Place is a unique country retreat that combines modern eco-living with rustic charm. This thoughtfully designed 3-bedroom residence invites you to experience the best of sustainable rural living, where native wildlife and pristine landscapes surround you. With careful planning and bespoke touches throughout, this property is an ideal sanctuary for nature lovers seeking comfort, energy efficiency, and connection to the outdoors.

The north-facing, solar-orientated home is crafted by Loft/Lindbeck with a steel frame and features double-glazed floor-to-ceiling windows, enhancing both energy efficiency and panoramic views. The open-plan living area is cozy yet spacious, anchored by a warm wood fireplace that invites gatherings and relaxation. Premium materials have been incorporated, including custom woodwork sourced from local trees, which adds a distinct character to the home. With high-quality insulation in the ceilings, walls, and even the slab, the property retains warmth in winter and stays cool in the summer heat.

The energy-efficient features of this home are impressive, including 11.5kW of solar panels supported by two Fronius inverters, a 10kWh BYD Lithium Iron Phosphate battery, and a solar hot water system. With backup power to ensure continuous comfort during any power outage, you'll enjoy an energy-conscious lifestyle with minimal bills. An EV charger in the main garage and a solar-efficient pergola add further convenience and functionality, making this property a model of contemporary, self-sufficient living.

For those who appreciate an organized workspace, the property boasts three sizable sheds, including a workshop-equipped main garage with an EV charger, a second garage with a carport, and a high-clearance garage to house larger vehicles, boats, or caravans. Additional outbuildings include a potting shed, wood shed, and storage shed for garden supplies. Each shed is strategically designed and solar-powered for convenience, adding to the property's sustainability ethos.

Practical water solutions support this off-grid lifestyle, with a potable 95,000-liter water tank and two dams on the property for garden and bushland irrigation. Crimsafe security screens, reverse-cycle heating and cooling, and a satellite dish bring ease and peace of mind to rural living. The layout also includes a mudroom with a shower, perfect for cleaning up after outdoor adventures, and a veranda on the south side to shield you from the summer sun.

Experience a lifestyle that merges comfort, sustainability, and tranquility. This one-of-a-kind property at 7 Pony Place is more than just a home; it's an invitation to live harmoniously with nature.

### Features:

- \* 8 acres of pristine bushland, 2 dams, 95,000-liter potable water tank
- \* 3 bedrooms with built-in robes, open living area, fireplace, separate powder room, shower in mudroom
- \* North-facing, solar orientation, 11.5kW solar panels, 10kWh house battery, solar hot water, Zappie EV charger
- \* Double-glazed windows, custom woodwork from local sources, insulated concrete slab and walls
- \* Wood fireplace, Daikin 8kW reverse cycle air conditioning, Crimsafe security screens
- \* 3 large sheds with solar panels, main garage with workshop and EV charger, high-clearance garage for boats/caravans, potting shed, wood shed

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