

# 44 Weeroona Drive, Wamboin, NSW 2620

## Residential Land For Sale

Saturday, 6 April 2024



44 Weeroona Drive, Wamboin, NSW 2620

Type: Residential Land



Kath &

## Expression of Interest

This 24-acre rural residential block, with Council approved plans for a magnificent modern home, is set amongst established properties within the 'dress circle' countryside of Wamboin. The approved house plans are for a generously proportioned pavilion-style four-bedroom three-bathroom SteelCorp home which offers an idyllic rural family lifestyle or a potential investment venture. The house design features large expanses of floor to ceiling glass windows, glass doors, soaring raked ceilings, huge alfresco outdoor living and entertainment, loft, three car garage and swimming pool. The layout and aspect have been carefully considered for optimal energy efficiency while creating a seamless indoor-outdoor flow. The approved building envelope is set high on the rear of the block to take full advantage of the magnificent views of the surrounding countryside. Consider going off-grid and being self-sufficient to reduce your carbon footprint, conserve natural resources and reduce the cost of living. With ample space and privacy, you'll have the freedom to enjoy the beauty of the natural landscape while creating your new home. While the build is underway, and when it's done, you can indulge in recreational activities such as horseback riding, bush walking, gardening or small stock holding. Within easy reach of amenities and conveniences of Canberra, Queanbeyan and Bungendore. Nearby attractions include local markets, a flourishing and welcoming community with multiple groups to participate in, and renowned wineries. A perfect blend of country charm and modern comforts. Don't miss your chance to own a piece of rural paradise and create memories that will last a lifetime! Inspections are by private appointment and open home times, as arranged. Distance to: 2.7 km - Contentious Character Winery 4.6 km - Norton Road Wines 10.8 km - Lark Hill Winery 16.8 km - Bungendore Town Centre 20.5 km - Queanbeyan Town Centre 24 km - Canberra Airport (domestic and international) 30 km - Canberra Civic. Please respect the peace and quiet of our very important neighbours and do not enter the property grounds without being accompanied by an agency representative. Inspections are by scheduled Open Home and Private Inspections as arranged. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.