

**Lot 1 /119 Creekborough Road, Bywong, NSW 2621**



**Sold House**

Wednesday, 6 September 2023

Lot 1 /119 Creekborough Road, Bywong, NSW 2621

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



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**\$1,275,000**

Many people's wish lists start with "I would like between 5 to 10 acres, lovely views, a good solid brick home, 4 bedrooms, big living room, good storage... and a walk-in pantry. Oh! And, room for a big shed!" All of that and so much more can be found here. The location of this property is ideal, it is positioned at the end of a cul de sac, in a quiet and tightly held street. Access in and out of Canberra is easy and Bungendore is only 10 minutes away. The house is privately positioned, no looking over your neighbours here, the views are big, with wide landscapes filled with rolling hills and kangaroos. There are three fenced paddocks and these have a history of pasture improvement, if you have children and pets, the house yard is fully fenced as well. This home is bright and welcoming, with high ceilings throughout. The layout will appeal to busy families, the living areas are large and centrally positioned. The open plan family room is very spacious and it has sliding glass doors opening onto a paved area on the northern side of the house, and, it's easy to close off the formal lounge for movie nights. The paint is fresh, it is decorated in stylish neutrals and crisp white, the rooms are all a good size, the master bedroom is large, fitted with new carpet and has a good size ensuite. The other three bedrooms, also with new carpet, are light and bright with views over the paddocks. This solar passive home will be warm in winter as the sun pours in and warms the slab and the ducted Actron air reverse cycle system will also give you instant comfort. The kitchen is centrally positioned overlooking the living area, you'll never be too far from the action. There is an island bench with a breakfast bar, a dishwasher, a 90 cm oven and 5 burner gas cooktop. a large walk in pantry makes rural life easy and beyond this is a really handy storeroom, you can't have too much storage! Key features include: • 7 clean acres • Brooks Creek frontage • 3.5 KVA solar panels • 2.7m ceiling height • 2 car garage with internal access • Circular driveway • Level pad cut for a shed • Ensuite with double vanity & bath • His & hers walk-in robes • Large store room / office space • Ducted reverse cycle heating / cooling

Acreage in Wamboin and Bywong is in high demand and even more so for a home which presents as well as this, it really is ready to move straight into and enjoy. The outlook here is beautiful and you can value add by building the shed you've always dreamt of. This one won't last long - contact Ellie Merriman on 0402 117 877 to book an inspection. **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 in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.