

**3 Ryans Road, Wamboin, NSW 2620**



**Other For Sale**

Wednesday, 19 June 2024

3 Ryans Road, Wamboin, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Type: Other**



Ellie Merriman

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**\$1,680,000-\$1,780,000**

Wamboin is sought out for good reason; privacy, lifestyle, comfort, and convenience. This 27 acre farm is loaded with and surrounded by these qualities and has many desirable inclusions throughout the thoughtfully designed four bedroom brick home. After all, it was designed by the highly regarded firm Fasham Johnson. The brief to the designers for the home was for the surrounding gardens and paddocks to form a living and breathing backdrop to the light filled home. Earthy tones, bagged render finishes to the brickwork and large expanses of floor to ceiling glass blend beautifully with the surrounds- it is a tranquil place. The ceilings throughout the home are high and the home is designed to make the most of a cross breeze in summer, it has Spanish floor tiles warmed by the sun's rays in winter. The warmth and texture of the floor tiles is complimented by similarly stylish imported tiles in the bathrooms and hand crafted timber benches and fittings. The same custom made timber approach has been used beautifully in the kitchen. The drawers fronts are carved from the same piece of timber, the folds and shape of which have been used to form the pull handles. There is a walk in pantry, plenty of bench space and a lovely big window looking out over the garden to top it all off. The house has an indoor outdoor ambience as the floor to ceiling glazing allows the restful views over the gardens, the dam and the paddocks beyond. This property is unique in that it has "a weekend away in the bush" feel every day of the week. You will share the grounds with kangaroos, echidnas, our local shingleback lizard community and of course an array of birds - parrots, kookaburras and hawks to name a few. It is a bird lovers paradise and the current owners documented over 80 species of birds over 10 years. If you enjoy nature walks, the block is easy to access and much of it is virgin grassy woodland, featuring many different species of plants and animals, including native orchids and other native wildflowers. In 2019 the owners undertook remediation of an area that had been cleared, planting a grove of 75 trees, mainly casuarinas, as part of a Greening Australia initiative to restore habitat for endangered glossy black cockatoos. There are some beautiful places to have a quiet sit and enjoy your surroundings, a chair on the edge of the dam awaits, or take a quiet walk through a labyrinth constructed out of quartz rocks collected on the property, in the bush up behind the dam. There is a practical side to the property as well, with a number of useful sheds. The 6 bay near the house has a large lock up area, there is a wood shed, and another recently built large shed. This most recent build is fully insulated, with power, and most recently used as a sculpture studio and gallery, as well as for exhibitions and storage. There is also a garden shed, a chook shed and a insulated pottery studio. The large and reliable dams together with the bore, and plenty of water storage ensure you have plenty of water security here should you choose to indulge your gardening passions. Key property features include: • Solar system • 6 bay shed • 7 X 18m approx. shed with sliding doors • 4 bay shed • One large and one medium size dams • Chook run • Vegetable garden and Orchard • Bore & pump • Off peak electric hot water • Irrigation throughout the garden • Landscaped • Outdoor entertaining areas This is a rare find; a private, comfortable home, useful paddocks, a beautiful well designed garden and plenty of shedding and storage. Inspection is highly recommended. For more information, or to arrange an inspection, please contact Ellie Merriman on 0402 117 877 or Ava Merriman on 0429 517 003. Located on Ryan's Road; Bungendore's shops, cafés and services are only 15 minutes away, Queanbeyan is 25 minutes away and Civic is an easy 30 minute drive. Additionally, there are school buses that run to Queanbeyan, Bungendore, and Canberra everyday allowing access to every school in the area. **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 tenants should make their own inquiries to verify the information contained in this document.