

# 215 Laverstock Road, Bowning, NSW, 2582



## Rural For Sale

Tuesday, 15 October 2024

215 Laverstock Road, Bowning, NSW, 2582

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Rural**



Dan McAlpine  
0401005282

## Stunning Rural Escape with Modern Comforts and Expansive Acreage.

Nestled in the picturesque countryside of the Yass Valley, 215 Laverstock Road offers a perfect fusion of rustic charm and modern living. This beautiful property spans over 125 acres of pristine farmland and provides an idyllic setting for those seeking tranquility, space, and stunning 360-degree views. Whether you're looking for a serene retreat or a working farm, this property delivers the best of both worlds.

As you step inside, you are welcomed by the warmth of Hoop pine ceilings in the main living and dining areas, paired with polished concrete floors throughout the home. The open-plan kitchen is a chef's delight, featuring Bosch appliances, a commercial-grade range hood, and a generous workspace. The Jetmaster fireplace in the living room creates a cozy ambiance, perfect for relaxing after a day spent outdoors. With ceiling fans in all bedrooms and living areas, comfort is guaranteed year-round.

The home features three well-appointed bedrooms, with the master suite offering a spacious walk-in robe. The second bedroom includes a built-in robe, while the third bedroom enjoys generous proportions. A sleek and stylish bathroom with luxurious stone tiling adds a modern touch, complemented by a separate powder room for convenience. The cleverly designed mudroom and laundry make everyday chores seamless and organised.

Outdoor living is elevated with a large entertaining pergola area, ideal for family gatherings or enjoying peaceful evenings under the stars. The property is perfectly designed for those who love the great outdoors, with a 90,000-litre water tank, tool shed, and access to a serene creek. The main block boasts a 75-acre paddock, while the second block offers two additional paddocks spanning 50 acres, making this a perfect space for livestock or other agricultural pursuits.

This stunning rural escape is also practical, with an automatic garage door offering internal and external access, along with convenient roof storage. The fully fenced house block ensures privacy and security, while the second block provides ample space for farming or exploring. With three dams across the property, including one on the main block, and Ship-lap hardwood cladding from Thor's Hammer in Canberra gracing the front of the house, every detail has been meticulously crafted.

If you're searching for a property that offers expansive living, rural charm, and modern amenities, 215 Laverstock Road is the perfect choice. Embrace the beauty of country living, just a short drive from local conveniences, and make this stunning estate your own.

### Features:

- \* Building completed in September 2023
- \* New plumbing and electrics throughout
- \* 3 bedrooms, master suite with walk-in robe
- \* To maintain privacy and minimize sound transference, none of the bedrooms have common walls
- \* Built-in robe in second bedroom
- \* 1 bathroom with stone tiling and separate powder room located between bed 2 and 3 for convenience
- \* Mudroom with laundry
- \* Polished concrete floors throughout
- \* Hoop pine ceilings in living and dining areas
- \* Bosch appliances and commercial-grade range hood
- \* Jetmaster fireplace
- \* New internal light filtering sunscreen blinds fitted throughout
- \* Ceiling fans in all bedrooms, kitchen, and living areas
- \* Double the average number of electrical power points in each room
- \* Automatic garage door with internal/external access and roof storage
- \* Large outdoor entertaining pergola area
- \* 90,000-litre water tank with tool shed

- \* 1 dam on the main block, 2 dams on the second block
- \* Main block: 75-acre paddock; second block: 2 paddocks spanning 50 acres
- \* Fully fenced house block
- \* Creek access
- \* Ship-lap hardwood cladding from Thor's Hammer in Canberra
- \* Front covered verandah
- \* Vermin guards fitted inside all external walls
- \* 360-degree views across the countryside

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