

Sold



171 The Glen Road, Manar



## Walk In - Walk Out - 'Valian Park'

### Fully Furnished Magnificent Place To Call Home!

'Valian Park' will take your breath away as soon as you drive in. Set over 40 Acres with Reedy creek frontage this property is peacefully nestled in a bush setting half way between Bungendore & Braidwood. Standing among the impressive park like garden is a 5 bedroom country style cottage & separate self contained 2 bedroom cabin.

#### Residence

Set over two levels this beautiful home certainly has no shortage of views, from each window there are fabulous garden vistas. The bedrooms are segregated with two double bedrooms and a family bathroom set to one end of the home, and the master with en-suite privately positioned at the other end. Up the stairs and you have a 5th bedroom or third living area featuring lovely timbered cathedral ceilings. If your looking for a home with plenty of space this home will surprise you on inspection.

The kitchen is the central point of this wonderful home, 2 dishwashers, an upright electric stove and walk in pantry. Open plan to the kitchen is the living areas with a wood fire, plus the northern sun beaming through the windows. What is there not to love about sitting in the sun on any morning with a cup of tea and the paper admiring the beautiful green gardens of this wonderful estate.

#### Park like Gardens

The gardens really do take your breath away. Our vendor spent 10 years building a magnificent stone dam wall to create the most amazing garden pond. Incredible landscape planning has provided vibrant colours from changing leaf and flowering plants. It has an invaluable irrigation system ensuring the gardens and surrounding acres are well watered and creates a green belt surrounding the home. Set over 40 acres with three large dams, a bore and pumps connected to dams and Reedy Creek.

5 2 8 16.19 ha

Price	SOLD
Property Type	Residential
Property ID	527
Land Area	16.19 ha

#### Agent Details

Ben Stevenson - 0467 046 637

#### Office Details

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The watering infrastructure is very impressive. Its all automatic which makes your life a lot easier, with simple settings you can watering various zones around the home with even lifting a finger. Giving you more time to enjoy other features of this farmlet. Maybe you would prefer to kick back down at the river retreat where you have swimming holes plenty of open space to kick a ball, ride horses or drive the 4wd sandy creek bed tracks.

There is plenty shedding and storage options including workshops, garage, garden sheds, chook run, and great entertaining BBQ covered areas in the gardnes and at the creek.

### **The Cabin**

Standing among the garden is a separate self contained two bedroom cabin perfect for weekend guests or an Air B & B. Complete with hot water, combustion fireplace, phone line, bathroom it is set up ready to go.

### **Walk in walk out.**

The sale includes everything some items include

- a tractor, 4 wheel drive, mower, Quad and spray unit, fire pumps, security camera systems.
- tools, absolutely everything is staying. Like metal lath, drill press, welders, chain saws. 1000s of dollars worth of quality tools.
- All the furniture from gardens to the home.

**Valian** is a perfect weekender or the tree change you have been waiting for. Very seldom does an opportunity come up like this please contact Ben Stevenson for further details on 0467 046 637.

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