

Sold



88 Jamaleopa Road, Manar



## Country Lifestyle

88 Jamaleopa Road, Manar is a spacious country homestead with plenty of room for the growing family or the country escape. It is located less than 40km from the Defence Headquarters (HQJOC) and just 15 minutes from Bungendore and Braidwood, which makes commuting to Canberra and Queanbeyan a breeze.

The homestead sits on approximately 6 hectares of cleared land that neighbors Reedy Creek and a fantastic dam, creating a great playground for adventure. Surrounding the house are beautiful gardens, with established plants as well as veggie patch, chook run and patio. Here you can be self-sufficient with the fresh ingredients you have harvested and farmed.

Along the entire frontage of the home is a front veranda and entrance door. The entrance hall splits two ways into living areas. The living space to the left, includes the slow-combustion fire place, with room for couches and a formal dining area. This room leads into the master bedroom, which has been segregated from the remaining 3 bedrooms in the house. The second living area is very spacious providing room for the dining and family living areas. This space is combined with the well-appointed kitchen, including a gas cook-top and ample bench space, overlooking the back gardens.

The master bedroom has a large walk-in-robe and en-suite with a great size shower. The room also has external access to the veranda that surrounds the front of the home. The three remaining bedrooms are well-sized and are all complimented by built-in robes and a large family bathroom with separate toilet.

Large windows throughout the property provide lovely views and let in lots of light through all months of the year. As well as the slow combustion wood fire, there is a reverse cycle split system for instant warmth or cooling when needed.

Outside the home, and the fenced house yard, the property is divided in five

4 2 2 5.95 ha

<b>Price</b>	SOLD for \$575,000
<b>Property Type</b>	Residential
<b>Property ID</b>	573
<b>Land Area</b>	5.95 ha

### Agent Details

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paddocks with quality fencing and cyclone gates. A roomy stable opens to the North, with a chook pen attached to the side. The stable opens up onto a large holding yard, this space could be used as an arena for pony's, whilst also keeping them protected through the colder months with direct access to the open stables. There is a large two-bay machinery shed attached to the back of the stables to accommodate vehicles with extra storage space. The roof water of both is collected in a 2200-liter water tank and can be directed into a trough (bathtub) at the fence. There are also two house tanks, located on the east side of the home, with a total capacity of 55,000 liters. The garden shed located at the back of the home allows for additional storage for garden tools and kids toys. On the west side of the property there is a custom-made cat enclosure. This could also be used as a fenced area for small dogs or an aviary.

The sizeable dam is a great feature of this property and is accessible from two paddocks. The current owners love to let the kids canoe and play in the space during the warmer summer months. There is an un-used pump and piping to the garden fence from the dam, providing the option of irrigation throughout the garden-beds.

If you are looking for an attractive and comfortable country retreat on a picturesque block of practical size and set-up, inspecting this property is a must. Contact Ben Stevenson on 0467 046 637 for your private inspection today.

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