

Sold



466 Denley Drive, Wamboin



## Beautifully Renovated, Amazing Views!

This fantastic contemporary homestead set on 5 natural acres awaits your inspection. Built in 2004, this newly renovated family home invites you to relax and enjoy the incredible views over the Brindabella Ranges from its full wrap-around veranda. A clear poly-carbonate roof over the northern veranda allows winter sun to flood the home, and provides a rain free play area for the kids. A rendered brick finish and Colourbond roof gives you low maintenance living just 20 minutes from Canberra.

The living areas are large, sunlit and open plan in design. There is a second living space that has so many uses, it can be segregated with cavity sliding doors or left open to add space to the family room. The family room has double-glazed windows and sliding doors which are set on opposite walls and provide a lovely cooling cross breeze and also complemented by two ceiling fans. For the colder months a gas log fire with ducting to the bedrooms will provide warmth. The down lights throughout the home have been retrofitted with low wattage globes, saving on energy costs. All the external walls and the ceiling are fully insulated and all windows are fitted with electric block-out & privacy blinds, controlled wirelessly for comfort and privacy.

The beautiful new kitchen is modern, stylish and blends seamlessly to the family room. Velux skylight, neutral colour scheme and featured entertaining bench complimented by stainless steel Miele & Bosch appliances. Creating masterchef recipeies or just day to day cooking will be fun and enjoyed by all in the open plan living.

The hallway includes seemingly endless hallway cupboards, with great storage for the growing family. This leads to 3 large bedrooms (all with spacious built-in robes) which have big windows and ceiling fans. Complementing the bedrooms is a newly renovated 3 way bathroom. Like the kitchen it is very modern and has delux lighting and finishes. Spacious and inviting tones and features will put a smile on all that have the opportunity tio visit the space. The instant gas hot water system will effortlessly

3 1 8 5.00 ac

Price	SOLD
Property Type	Residential
Property ID	586
Land Area	5.00 ac
Floor Area	158 m2

### Agent Details

Ben Stevenson - 0467 046 637

### Office Details

Southern NSW  
South Eastern & Southern Highlands  
Nsw, NSW, 2621 Australia  
0467046637

EstateRealty

fill the luxuriously deep bath-tub.

Outside the home there is garaging and carport space for up to 8 cars (or many motorbikes). There is a 90,000 litre water tank fed from the house and the garage, fire pump on the dam feeding an extra tank (with pressure pump) to water the garden. Kangaroos, echidna, lizards and birds will keep you company as you explore the creek and the bush just outside your front door. Set in a cul-de-sac, you'll be happy letting the kids ride their bikes on the quiet roads and explore the nearby greenways connecting the Wamboin community.

Enjoy picnics on the jetty, summer swims in the dam and wind down on the verandah watching the kangaroos come in and the sun set on your views of Black Mountain Tower, in your piece of paradise. The acres are very low maintenance and the drive way has also recently been redone.

To inspect the property please call Ben Stevenson 0467 046 637 or we look forward to meeting you at a scheduled open home.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.