



## 112 Cherry Tree Lane, Bungendore



### Yerradang

'Yerradang' is a tranquil lifestyle property, set among 34 beautiful native bushland acres and to the west of Bungendore. The architecturally solar passive home faces north, with elevated picturesque views across Wamboins' Claire Valley toward Bywong.

The undulating land provides a sanctuary for native flora & fauna, with wedge tail eagles, kangaroos, wallabies and echidnas visiting regularly. There is also suitable space for a small hobby farm, with the recently rebuilt dam providing over 1.2 megalitres of water to the property and a prepped site for a large shed, arena, tennis court or stables.

The property is peaceful and secluded, yet under 15 minutes drive to Bungendore and 25 minutes drive to Canberra. The road to the property will soon be sealed to the driveway, making this rural retreat even more desirable.

### Residence

The position of the architectural home optimises solar energy creating a highly efficient and comfortable space in all seasons. Floor to ceiling glazing frames the magnificent views across all the living area and master bedroom. Soaking these areas in sunshine during cooler months and providing protection during the warmer months. A cast iron wood fire is centrally located in the home. Adding further comfort in the depths of winter and using firewood supplies from the property. Additionally there are two reverse cycle A/C units, powered by a 6.3kws solar panel system and gas bayonet heater points, offering further comfort options across the seasons. Never pay another water bill again, the property is self-sufficient for fresh rainwater with 80,000 litres storage capacity and an additional 22,000 litre garden water tank, supplied from the dam.

The residence offers many unique design features. A curved roof line is highlighted

 3  2  2  13.96 ha

<b>Price</b>	SOLD for \$1,090,000
<b>Property Type</b>	Residential
<b>Property ID</b>	693
<b>Land Area</b>	13.96 ha

### Agent Details

Ben Stevenson - 0467 046 637

### Office Details

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

**EstateRealty**

internally with a wood panel ceiling. The wood panelling creates a long lineal line running the length of rooms and accentuates a generous open plan living areas and bedrooms.

A parent's retreat is situated at the eastern end of the house, comprising a spacious en-suite with spa bath, walk-in wardrobe and adjoining sun room, study, nursery or 4<sup>th</sup> bedroom. The remaining two bedrooms are well sized, with built in wardrobes and ceiling fans.

Integrated into the open plan living area is the spacious sized kitchen, offering plenty of bench space, storage and gas cooking. This flows directly to the outside entertaining area. Where a deck spans the entire length of the home and extends to an alfresco entertainment area protected by a shade sail.

Curved lines continue externally and also feature in bricked retaining walls. Other landscaping features surrounding the house include water ponds, stacked stone walled fire pit, paved entrance with access to an earth sheltered wine cellar or fire bunker, a large brick double lockup garage and workshop and a cubby house the kids will love.

### **Studio**

As you enter the property down the driveway is a purpose built, standalone studio to the left, offering a kitchenette, bathroom with shower, reverse cycle A/C and a cosy slow combustion fire. This is a peaceful and relaxing space but quite separate from the main house. It will provide unlimited possibilities, such as guest accommodation, a home office, artist studio, air B&B or granny flat.

All the hard work has been done here and the home is ready for new owners to enjoy the beautiful vistas, peaceful surrounds, and secluded position.

This property will make a lovely place to call home for your family to inspect please contact Ben Stevenson on 0467 046 637.

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.