



185 Poppet Rd, Wamboin

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### Lifestyle property - We are Selling!!

FINAL BIDDING STAGE IS SET FOR FRIDAY the 19th March at 5.30pm. The Open Negotiation is well under way and the property can sell at any time even as early as tomorrow. Contact Ben Stevenson immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

185 Poppet Road, Wamboin is a simply stunning lifestyle property only minutes to Canberra.

Your family and friends have so much to do at this property. Take a swim in the pool, play some tennis, ride the horses, grow your own veggies, collect the eggs...the owners have loved living here but now it's your opportunity to secure this lifestyle.

Location is always the element which will maintain property value. 185 Poppet Road, Wamboin is backing onto Kowen forest, and only 8 mins to Queanbeyan City. Canberra School buses leave at the end of the driveway to Canberra schools and Sutton Primary which is only 13 mins away.

The residence is spacious and decorated in a Hampton's style. Big open family rooms, warm comfortable lounge with fireplace, lovely dining room and the kitchen overlooks the gardens. This home provides space to enjoy life and has been set up to make living easy. From the living areas the garden invites you through various access points, making birthday parties and entertaining a pleasure.

There are five bedrooms, 2 en-suites and a family bathroom. The master bedroom is up stairs and has generous walk in robe to the en-suite. All bedrooms are a really good size and have lovely windows overlooking the private gardens. A large bedroom with own bathroom is located in the ground floor perfect for guests.

If you are working from home the home office is complete with shelving and built in hardwood desktops. Positioned in a quiet part of the home it benefits from views of the tennis court and inground pool. There is wifi set up around the home so you can

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	740
<b>Land Area</b>	8.00 ha

#### Auction

Friday 19 March, 5:30 PM

#### Agent Details

Ben Stevenson - 0467 046 637

#### Office Details

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work from the poolside if you wish.

Set over 8 hectares the property has beautiful brick walled gardens and plenty of lawn area for the kids to play. An automated irrigation system waters gardens and vineyard. be it in the pool or playing tennis the home is the centre to your choice in activity.

There is a very well kept Vineyard of 1100 Sav Blanc and Reising vines. It a great hobby or has opportunity to grow on the viticulture business if you desire. There is two Dams and a bore which provides plenty of water for vines and gardens. Some machinery are up for negotiation. Like the tractor, Buggy etc.

other features include

- 1100 VINES - Established Sav Blanc and Reising Vines.
- Two dams, concrete rainwater tanks, bore, Hunter hydrolife water system.
- Stables, roundyard, feed shed, garden sheds.
- Cement floor workshop.
- Backing Kowen Forest MTB Trails
- Huge attic storage in house.
- Double lock up garage with Sauna.
- Lovely gravel driveway.
- Ducted gas heating
- 10 X 4 Inground self cleaning Pool
- chook run, vegie garden, orchard.

This property is only best seen in person and inspections are a must. Please call Ben Stevenson 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.