



Make an Offer!

Positioned in the heart of Wamboin, 441 Weeroona Drive is a magnificent lifestyle property set on just over 5 hectares of level usable land. The land history involves a working Vinyard and cellar door but mostly it has offered the owner a great lifestyle only a short drive to Canberra or easy commute up the Highway to Sydney.

The main residence is a well-designed solar active and passive home. Plenty of winter sunlight filters through highlight windows facing the north directly into the living and kitchen area, while in the summer months large eaves shade the living spaces making this a comfortable and efficient home all year round.

The living area looks over a level and enclosed backyard making it a safe space for kids to play and protected gardens for the pets.

There are 3 double bedrooms and a 3-way family bathroom. The master bedroom has a large walk-in robe and direct access to the garden. All rooms are separate with no joining walls they have built-in wardrobes and great-sized windows.

There is also a 1-bedroom cottage with Kitchen and combined laundry and bathroom. This was the old cellar door but now it offers extra accommodation for guests.

The dwellings are positioned in the center of the land giving easy access to two level paddocks on each side of the home and shedding. The layout is perfect for the horse arena or running a few animals. Trees line the boundary fences and some large trees throughout the land also add character and charm.

There is plenty of water to supply both houses with a new pump and filter recently installed. The dam will provide plenty of water for the gardens and has a covered pump installed. Both the houses also have new hot water systems.

There is amazing lock up shedding and 2 40 ft containers offering an abundance of storage space or make a perfect home workshop or depot for the trades. Other

4 2 5 5.34 ha

Price SOLD for \$1,500,000
Property Type Residential
Property ID 846
Land Area 5.34 ha

Agent Details

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EstateRealty

inclusion are; 1 x Tractor with Slasher, post hole digger (British Leyland 1954 model), and 1 x Garden Shed.

This property will not last long on the market. Please contact Ben Stevenson on 0467 046 637 for all inspections.

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