

**28 Gooroomon Ponds Road, Wallaroo, NSW, 2618**



**House For Sale**

Tuesday, 29 October 2024

28 Gooroomon Ponds Road, Wallaroo, NSW, 2618

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mark Johnstone  
0414382093

## Manageable 10 Acres with 6-Bedroom Homestead so Close to Canberra

If you're looking for a manageable hobby farm on approximately 10 acres, complete with a well presented six-bedroom homestead, you've found your dream property!

Located in sought-after Wallaroo, just 5 minutes from Hall and 30 minutes from Canberra CBD, this property is perfect for families seeking an easy rural lifestyle.

The single-level homestead features a full wrap-around verandah and is rich in character, showcasing natural timbers and featuring sandstock bricks. Lovingly maintained and beautifully presented, it offers five bedrooms plus a study, alongside a spacious open-plan living area that connects to the updated kitchen, all with stunning views of the gardens and surrounding countryside.

The easy-care grounds surrounding the home are thoughtfully designed, blending gardens and open green spaces with well-established mature trees. Beyond the house paddock, there are four well-fenced paddocks with quality pasture, providing ample space for horses, large pets, or horticultural endeavors. Water is abundant here: three rainwater tanks service the house, studio, and shed; two dams cater to gardens and animals; and there's a registered bore for stock and domestic use.

No hobby farm is complete without good shedding, and this property does not disappoint. The large, high-roofed shed (9m x 10m) features workshop space, a concrete floor, power, and three roller doors. Adjacent to the shed is a newly lined two-story studio with two separate rooms, a kitchenette, bathroom, living room, sitting room and air conditioning-approximately 80m<sup>2</sup> (the shed and studio are approved as sheds).

If you've dreamed of a country lifestyle whilst working in Canberra, this property is a must-see. Don't miss this rare opportunity to enjoy a rural lifestyle so close to the city!

For enquiries, contact Mark Johnstone on 0414 382 093, or join us at our next open exhibition.

##PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON TUESDAY 26TH NOVEMBER ON-SITE AT 6PM##

Features Include:

### Homestead

- Bedrooms: 6 (or 5 plus study)
- Built: 1991 - immaculate condition
- Living Area: Approximately 220m<sup>2</sup>
- North-Facing Open Plan Living
- Updated Kitchen: Modern appliances, walk-in pantry, granite benchtops
- Dining: Formal and informal dining areas
- Character: Natural timber, slate, and feature sandstock bricks in living area
- Master Bedroom with ensuite & ample robes
- Heating & Cooling: Combustion fireplace and reverse cycle air conditioning
- Full-length verandah (approx. 132m<sup>2</sup>)
- Carport: Double carport adjacent to the house
- All-weather driveway with automatic gate
- Beautifully landscaped with lawns and gardens
- Well set out and extensive vege garden
- Solar Hot Water System
- Garden Shed

- Starlink internet

## Property & Infrastructure

- Lot Number: 7 DP 248210
- Land Area: 4.18ha (approx. 10 acres)
- Proximity: 5 minutes to Hall, 30 minutes to Canberra CBD
- Access: Sealed road frontage
- Terrain: Level to undulating open pasture
- Landscaping: Mature trees and landscaped gardens
- Paddocks: 4 fenced paddocks plus house paddock
- Paddock & Garden Water: 2 dams with pumping capability
- Septic System: 2022 new septic tank
- Bore: Registered bore for stock and domestic use (88m depth, 450 gallons/hour) - currently not connected to a pump
- Machinery/Wood Shed: 3-bay (10m x 4m), could be used as stables
- Workshop/Shed: Large high-roofed shed (9m x 10m) with 3 roller doors and 4m swing door
- Lean-To: 16m x 10m attached to the main shed
- Studio: Two-story at the end of the shed, newly lined and furnished, includes kitchenette, new bathroom, living room + 2 rooms, sitting room and air conditioning (approx. 80m<sup>2</sup>; approved as shed)
- Water Tanks: 110,000L metal tank (new 2022), 25,000L concrete tank, and 20,000L poly tank all feeding the house, shed, and studio
- Power Supply: Single-phase power
- Shelter: Horse/stock shelter in front paddock
- Services: Contractor garbage collection, Australia Post delivery, and school bus service to the gate
- Dual occupancy entitlement (subject to council approval)