

**55 Clare Valley Place, Wamboin, NSW, 2620**



**House For Sale**

Thursday, 21 November 2024

55 Clare Valley Place, Wamboin, NSW, 2620

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 7**

**Type: House**



Katrice Velnaar

**\*\*\* Please contact agent for inspection times \*\*\***

What you see:

A setting like no other! Resort style living with surprises around every corner.

What we see:

Offered for the first time, builder's own home ... and then some. Just WOW!

See more:

An absolute sanctuary

Builder's own home set on 5 acres

Offered for the first time in over 30 years

Amazing private setting

Incredible craftsmanship & design

Blended design of construction materials

Extensive use of timber, stacked stone & glass

Views optimized from every room

Seamless integration between indoor & outdoor living spaces

Dedicated entertaining spaces boast both functionality & convenience

Award winning pool plus spa & extensive decking

Magnificent surrounds & landscaping

Bespoke brick paths meander to different areas of the garden

Secure boundary fencing includes the house area plus a horse paddock

'The House'

A house that needs to be seen to be believed

On entry it is a jaw drop moment

The centerpiece is an amazing custom loungeroom on grand scale

Featuring exposed timber beams & incredible vaulted ceiling with lime-washed lining

Breath taking windows create intrigue

Beautiful kitchen bursting with features & the perfect views to outside

Large wall of stackable doors brings the outside in

Huge island bench & vast storage

Stainless steel appliances include gas cooktop, double oven & dishwasher

Large dining space adjacent to kitchen

Segregated parent's retreat with large bedroom with lovely balcony

Contemporary ensuite, walk in robe plus split-system air conditioning

Downstairs to three generous sized bedrooms with built in robes

Lovely main bathroom with bath, shower & vanity

Separate toilet

Custom bar to entertain & a library to relax

Pavillion style family space currently features a pool table & tv

Laundry with external access & guest toilet

Study nook

Understairs storage

Downstairs bedrooms comforted by radiant heating installed in ceilings

Ducted gas heating to main living areas

Slow combustion wood fireplace

- Instant gas hot water
- Ducted vacuum
- Pavillion style entertaining
- Pull down blinds for weather protection
- Feature timber flooring throughout with carpet to lounge room & bedrooms
- Double carport with electric roller door
- Beautiful salt water swimming pool
- Spa built into deck within pool enclosure
- Multiple outdoor entertaining options including bbq's & pizza oven
- Magnificent gardens with bore irrigation
- Extensive timber decking on various levels creating interest & zones
- Feature stone & brick retaining walls
- Beautiful fish ponds
- Customised brick firepit

#### 'The Cottage'

- Bespoke design
- Separate access
- Open plan lounge, dining & kitchen
- Loft style main bedroom
- Second bedroom on ground floor
- Kitchen with gas cooktop, oven & dishwasher
- Bathroom includes shower, vanity & toilet
- Euro style laundry
- Instant gas hot water
- Gas heating to ground floor

#### 'The Industrial Zone'

- Three car insulated garage with roller doors, car hoist & 3-phase power
- Tandem garage with mechanic's pit
- Extensive workshop with 3-phase power
- Open bay machinery shed
- Shipping container lockable storage
- Vast covered storage for equipment or materials
- Heavy duty hoist
- Spray booth "Saico" end draft system

#### 'The Extras'

- 13.5kW solar array with two inverters
- One-off electric front gate with pin code entry
- Healthy variety of vegies gardens
- Greenhouse
- Garden shed
- Fully enclosed chook pen
- Rainwater tanks (approx. 90,000 litres)
- Dam featuring timber jetty
- Bore provides drinkable water
- Dedicated tank for fire protection

Dedicated pool house for pumps & equipment

15min drive to Bungendore

20min drive to Queanbeyan

30min drive to Canberra City

Bus stop 200m from front gate

Built: 1992 - 1994

Living size: 380m<sup>2</sup>

Land size: 2.02 hectares (5 acres)

Rates: \$430 per quarter

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