

# 6 Gallagher Crescent, Wamboin, NSW, 2620

## House For Sale

Friday, 3 January 2025

6 Gallagher Crescent, Wamboin, NSW, 2620

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 8**

**Type: House**



Jan Ladmore

## Location, Location - Large home with pool minutes from the city

Jan Ladmore and staff of All Real Estate NSW are proud to offer this well-located and well-appointed brick home only minutes from the city.

This home has six bedrooms, three living areas, a library/study, three bathrooms and a pool. There is plenty of room for family and lifestyle and you are very welcome to come and inspect.

The owners have paid particular attention to comfort, practicality & fire safety.

The approach to this property is your first indication of the care and thoughtfulness that have been put into it. The gates and entrance are rot and fire-resistant and lead one's eye to a welcoming solar-illuminated statue at the side of the winding driveway which itself is defined by flowering plants and past a small dam tucked away as a wildlife refuge. The top of the driveway has a generous parking area with twin carports integrated with the house.

The front of this 40m long home overlooking a large dam is beautifully tiled for the entire length giving an expansive feeling a chance to admire the generous main dam populated with silver and golden perch and long-necked tortoises. Wild ducks, kookaburras and other birds are regular visitors.

The rear of the house is fully paved with pergola leading onto a covered entertaining area adjacent to a fully fenced, compliant and registered swimming pool. All this is against a backdrop of low native shrubbery selected to provide both colour and bird life all year round.

## The Property

2.15ha of fenced land

Bush block and partly cleared land

3-phase power

Decorative gate and entrance in Polvin fire-resistant weatherproof material

Solar sensor-illuminated gateposts

Welcoming statue near entrance c/w solar sensor illumination

Large family home with pergola and outside covered entertaining area

Generous parking areas

Substantial entrance to property

## The House:

Large Brick home, fully insulated walls and ceiling

with 6 bedrooms, 3 bathrooms and 3 living areas

Bed 1 (6.3 x 4.5m approx.) with generous two-basin ensuite with separate toilet & view over the large dam

Bed 2 (4.6 x 3.3m approx.) with ensuite & 3-door BIR c/w full length mirrors

Bed 3 (3.9 x 2.9m approx.) with BIR

Bed 4 (3.9 x 2.7m approx.) with BIR

Bed 5 (3.4 x 2.7m approx.) suitable as either a bedroom or nursery

Bed 6 (3.5 x 3.3m approx.) Hobby Room plumbed & tiled as an indoor spa room but large enough and could be a bedroom

Library/Study

Kitchen (6.9 x 3.9m approx.) Tasmanian Oak finish with island (1.5 x 1.6m) all Indian granite surfaces, induction stove

Family Room with views over the dam

Living Room with views over the dam

Formal Lounge & Dining Rooms with views over the dam

Main bathroom is renovated and has bath, shower, heated towel rail, a tastic & Sep. toilet

Library / Study (3.3 x 3.6m approx.) with full-height made-to-measure bookshelves with views over the dam

Entry Hall beside study

Ceiling fans

Double Glazed Windows

ALL front windows have a clear view of the lawn and main dam

Laundry

Solar hot water

Ducted four-Zoned air-conditioning and heating throughout

New iron roof 7 years ago

External access to covered patio

Carport (6.6 x 6.6m approx.) with two adjacent storerooms/garden stores

The current front-loading washing machine has been raised to approximately 300mm with the dryer 200mm above.

Space for a large vertical freezer

### Swimming Pool

Registered saltwater swimming pool 13m x 5m (approx.)

Certified compliant pool safety fence

Solar water heater with thermostat and separate pump

Pool blanket to retain heat and winter cover to keep leaves etc out

### Sheds:

8m x 4m (approx.) Shed

Concrete floor

Colourbond cladding

Insulated and lined

Mower shed (3m x 3m) with floodlight and adjacent 240v 10a power outlet

Double Carport under house roof

Pump house

Mower shed with 60m fire hose reel

### Water and Firefighting Water Supply

### Domestic Water

90,000-litre in-ground water tank fed from house roof

Bore

2 dams

Fishpond (above ground) with stone wall & decorative creek line, waterfalls, pump and filter

Entertaining area with goldfish pond, water lilies and fish

30kl above-ground water tank - currently has small split near base

### Firefighting Water Supply & Arrangements:

Large main dam c/w two separate suction for fire pumps  
5,000 litre above-ground tank c/w 5hp emergency firefighting pump  
Two additional water tanks (22kl and 10kl) fed by run-off from workshop roof  
Colourbond fire resistant Pump House  
TWO firefighting pumps (water supplied from adjacent main dam)  
Main fire pump has enhanced endurance (12hrs approx.) fuel tank  
Extensive inground firefighting system  
200m of deployable 19mm fire hoses with fittings  
Two permanent fire hose reels (60m x 19mm and 30m x 25mm inc nozzles)  
Several permanent sprinklers fitted around property  
Electric pump supplied from workshop tanks c/w suction and delivery hoses  
Fire resistant front gate and solar lights

#### Additional Safety Features

Chubb back-to-base monitored security & fire detection system  
Secu...