

3465 Captains Flat Road, Captains Flat, NSW, 2623

Rural For Sale

Friday, 13 December 2024

3465 Captains Flat Road, Captains Flat, NSW, 2623

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



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"Koomooloo Homestead"

Rural Retreat, Lifestyle change or just a new beginning? Situated on the picturesque Molonglo River and within 25 minutes commuting distance to Queanbeyan, 'Koomooloo' provides a variety of options for potential buyers. The 550 acres allows you to live in peaceful seclusion, have livestock, horses or simply enjoy the ambiance of rural life with space to explore.

The property and home are sold in excellent condition, having recently had a significant amount of time and money lavished upon it. From the moment you arrive through the electric gate and up the driveway you will immediately notice the beautiful freshly painted, country style residence awaiting you.

The family home is completely renovated with nothing spared, boasting open plan living and dining areas with a central kitchen sure to impress with stone benchtops, a large breakfast bar and heaps of cupboard space as well as a walk-in pantry. The 4 bedrooms are all of good size with the master suite showcasing a dressing room and ensuite, the main bathroom and a laundry/mudroom complete the layout. Wide verandahs around the home, and multiple outdoor entertaining options, combined with established gardens and mature trees create a lovely shady and welcoming feel around the home, creating some fantastic spots to enjoy with friends and family. Year-round comfort is assured with double glazed windows, wood fireplaces and ceiling fans.

In addition to the main residence, a fully self-contained 1 bedroom studio provides extra space and accommodation for the extended family or a work from home business.

The property provides ample water for the house, gardens and stock. There are approximately 10 paddocks each with access to either one of the 8 dams on the block or a water trough. Graded tracks around the property are suitable for 4WD access to the rear paddocks and are also excellent for horse or bike riding to explore.

The infrastructure on the property is impressive and includes a large machinery shed and a workshop all with concrete floors and power, a three-stand shearing shed and yards with 3-phase power plus extensive cattle yards and silo.

With river frontage, sensational views from the block and within commuting distance to Canberra on sealed roads this property presents as an excellent lifestyle opportunity, ready to move in and enjoy. It's not often that blocks of this size and in this location come onto the market. Get in quick.

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