



Carwoola, 1 Radcliffe Circuit "Clover Hill"

A Secluded Haven - Your Dream Country Estate Awaits

Discover the epitome of rural luxury at "Clover Hill" in Carwoola, NSW. This breathtaking 7.994 ha (approx. 20-acres) property offers an unparalleled lifestyle combining privacy, natural beauty, and modern comforts, all just 30 minutes from Canberra's vibrant center.

Enter through secure auto gates and a magnificent sweeping driveway lined with over 150 mature oak trees unfolds before you. The established gardens, once showcased in the prestigious Australian Open Garden Scheme, greet you like a private paradise and have served as a captivating backdrop for numerous weddings and events for up to 300 people.

This home's ingenious design offers versatility and unparalleled flexibility for multigenerational families and or businesses from home. Enjoy it as a spacious 6-bedroom estate or 4-bedroom main home with a separate 2-bedroom studio complete with its own kitchen, laundry, and bathroom, connected by an enclosed breezeway.

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For Sale
\$1,995,000

View
ljhooker.com.au/1TPWFMF

Contact
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au



LJ Hooker Manuka
(02) 6239 5551

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The main house has been freshly painted and features a luxurious primary suite with a walk-in robe, luxurious ensuite, and private, enclosed sunroom. Newly laid plush carpeting in the bedrooms adds a touch of indulgence. Adjacent, find a well-appointed home office (or potential 4th bedroom) with large windows framing tranquil garden vistas.

Two additional bedrooms offer ample space and charm. One features a built-in-robe, while both are graced with inviting bay windows that capture serene garden views. A generously appointed family bathroom, designed with accessibility in mind, offers the luxury of a separate bath and walk-in shower. At the hallway's end, discover a spacious laundry and mud room, providing ample storage for outerwear and laundry essentials.

At the heart of the home, find an expansive living room with a wood-burning fireplace, flowing into a gourmet kitchen with a large island bench, stylish pendant lights, dishwasher, induction stove and walk-in pantry. An elegant dining room with a built-in buffet provides the perfect backdrop for showcasing cherished pieces and creating memorable dining experiences.

The versatile games room (or potential home gym) provides ample space for entertainment or possible workouts while the stunning library, with floor-to-ceiling red cedar bookshelves, serves multiple purposes and features underfloor heating. Its clever design allows it to serve as a private, stand-alone home office or easily transform into an additional bedroom if desired.

For extended family, friends, or guests, an additional, charming two-bedroom cottage graces the rear of the property. This self-contained haven has been freshly painted and offers a full suite of amenities including its own living room, kitchen, and bathroom. Shaded verandas and a private patio with gazebo create perfect spots for peaceful outdoor dining or relaxation.

This rare offering artfully combines the serenity of country living with the convenience of nearby urban amenities, while also presenting potential opportunities as an events venue. Don't miss this chance to claim your piece of rural paradise and perhaps even embark on a new business venture. Contact us today to arrange a private viewing of this exceptional property.

Key Features:

- *Full-sized tennis court with viewing platform.
- *6-bedroom main residence with flexible living arrangements: 4-bedroom main home with separate 2-bedroom studio.
- *Additional self-contained 2-bedroom cottage at rear.
- *Lock-up garage plus a 3-car carport at the main house.
- *7.994ha (approx. 20 acres) with tree-lined driveway and secure auto gate.
- *Picturesque gardens ideal for weddings and events.
- *Solar energy system.
- *Vegetable gardens and walnut grove.
- *Children's treehouse & large henhouse with automatic water supply.
- *Fully fenced paddocks perfect for livestock or horses.
- *Large machinery/Work shed with power, workshop and toilet.
- *Various sheds and carports for vehicles and storage.
- *Separate high carport with a container in the back paddock for additional storage or



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- workshop space.
- *Multiple water sources: Multiple Water tanks (totaling approx. 100,000 litres), bore water (2 pump houses), and a dam.
- *New separate Septic system from the Cottage
- *Bio Cycle septic system servicing the house, studio and gardeners shed.
- *Proximity to local schools and shops.
- *Close to Bungendore and Lake George region wineries.
- *Easy access to Queanbeyan and Canberra (30-minute drive).

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1TPWFMF
Property Type	AcreageSemi-rural
Land Area	7.99 hectare
Including	Tennis Court Dishwasher Outdoor Entertaining Workshop Built-in-Robes Solar Panels Water Tank Liveability

Stephen Thompson 0418 626 254
 Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
 20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





1 Radcliffe Cct, Carwoola

Approx. total area: 386m² N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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