



## The Angle, 1302 Smiths Road

Country Living Close to the City.

Country Living at its Finest.

Discover the epitome of luxurious rural living at 1302 Smiths Road, The Angle. Nestled on just over 38 acres of sprawling land, this remarkable 4 bedroom, 3 bathroom sanctuary redefines the concept of lifestyle property.

As you approach, be captivated by the picturesque panorama of rolling hills, with the majestic Murrumbidgee River in clear sight. Step inside to be greeted by a meticulously crafted home adorned with cedar timber finishes and grand high ceilings, exuding an air of sophistication and warmth.

Entertain guests or unwind in style on the expansive wrap-around deck offering breathtaking 360-degree views of the serene countryside which is a haven for the native wildlife and birds. Take a refreshing dip in the sparkling saltwater pool, or explore the



**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.

**SOLD**

4 

3 

2 

**For Sale**  
\$1,399,000

**View**  
[ljhooker.com.au/1H0EF9U](https://ljhooker.com.au/1H0EF9U)

**Contact**  
**Eoin Ryan-Hicks**  
0424 042 419  
[Eoin.ryan-hicks@ljhooker.com.au](mailto:Eoin.ryan-hicks@ljhooker.com.au)

**LJ Hooker Kippax**  
**(02) 6255 3888**

property's enchanting walking trails, immersing yourself in nature's embrace.

For peace and quite you can retreat to the tranquility of the dam and picnic area, surrounded by the soothing sounds of the countryside. A machinery shed and mechanic service pit cater to the needs of hobbyists and professionals alike, whilst also being connected to the mains power, a 7.2kw solar system with provisions for a generator ensures sustainable energy efficiency.

If having the dream home wasn't already enough, you will be surrounded by a very friendly and supportive community with occasional gatherings at the local fire shed.

Every aspect of this property has been thoughtfully designed to harmonize with its natural surroundings, offering a unique blend of luxury and rural charm.

Features:

- 330m2 approx of build area
- 38 acres approx of land
- Renovated home
- Renovated bathrooms & kitchen
- Electric cooking
- Huge walk in pantry
- Ducted reverse cycle heating and cooling in living areas
- Fire place
- Views to the Murrumbidgee river
- Views of rolling hills
- Wrap around deck
- Huge double garage with workshop area underneath the house
- 7.2kw solar system with provision for a generator
- Salt water pool which is solar heating
- Under house storage
- 40 foot shipping container
- Demountable office with electrical and plumbing
- 110,000L of rain water tanks
- Septic tank
- Mechanic Pit
- Chicken coop
- Fruit trees
- Dam with picnic area
- Tennis court
- Fire safety sprinkler system
- Connection to main power with solar system backup
- 20 min drive to Lanyon shops

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



**LJ Hooker Kippax**  
**(02) 6255 3888**

**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.



## More About this Property

<b>Property ID</b>	1H0EF9U
<b>Property Type</b>	House
<b>House Size</b>	285 m <sup>2</sup>
<b>Land Area</b>	38 acre

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

### LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kippax@ljhooker.com.au | kippax@ljhooker.com.au



**LJ Hooker Kippax**  
**(02) 6255 3888**

**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.