



3 Hill Lane, The Ridgeway

## Hill Top Retreat

There are locations that are difficult to replicate, and 3 Hill Lane is one of them. Positioned in one of The Ridgeway's most tightly held pockets, this substantial family home sits amongst approximately 5.8 hectares of private bushland, offering an incredible sense of seclusion while remaining just minutes from Queanbeyan.

Hill Lane itself is particularly special, home to just four properties and providing the kind of privacy, space and peaceful bush setting that makes The Ridgeway so sought after.

The home is substantial, offering five bedrooms, multiple living areas and three bathrooms, including an ensuite to the main bedroom. The flexible floor plan provides plenty of room for a large or growing family, with separate spaces to come together, entertain or simply spread out. A fireplace adds warmth and character to the living spaces, while split-system air conditioning throughout provides additional year-round comfort.

While largely original, the home has clearly been well cared for over the years and presents very well for its age. There is a warmth and character to the property that can be enjoyed immediately, while also providing an outstanding canvas for buyers wanting to renovate, modernise and create something truly special in a location worthy of

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### FOR SALE

\$1,800,000 - \$1,900,000

### VIEW

Sat 17th Oct @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

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the investment.

The outdoor setting is further enhanced by an in-ground swimming pool, with the pool lining currently being replaced at the owner's expense, allowing the new owners to enjoy it with the benefit of this work already completed.

For those looking to make the most of the acreage lifestyle, the property also includes a horse shed, two additional shelter sheds and a dam. The current owner has previously kept two horses on the property, adding another dimension to what is already an incredibly versatile holding.

Importantly, the property is connected to town water - a significant advantage for a holding of this size and one that allows you to enjoy the space and privacy of approximately five hectares without giving up one of the conveniences of residential living.

Surrounded by established bushland and removed from the noise of suburbia, it is easy to forget just how close you are to town. That combination is what makes The Ridgeway so unique - genuine acreage, privacy and a peaceful lifestyle within minutes of Queanbeyan and with easy access into Canberra.

Homes in Hill Lane rarely become available, and with five bedrooms, substantial living space, approximately five hectares and enormous potential to further improve, 3 Hill Lane represents an opportunity to secure a property and position that will be very difficult to replace.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | DN0HXS               |
| Property Type | AcreageSemi-rural    |
| Land Area     | 5.8 hectare          |
| Including     | Air Conditioning     |
|               | Pool                 |
|               | Fire Place           |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Fully Fenced         |
|               | Area Views           |
|               | Bush Retreat         |
|               | Heating              |
|               | Pool                 |

**Tom Maloney 0437 134 615**

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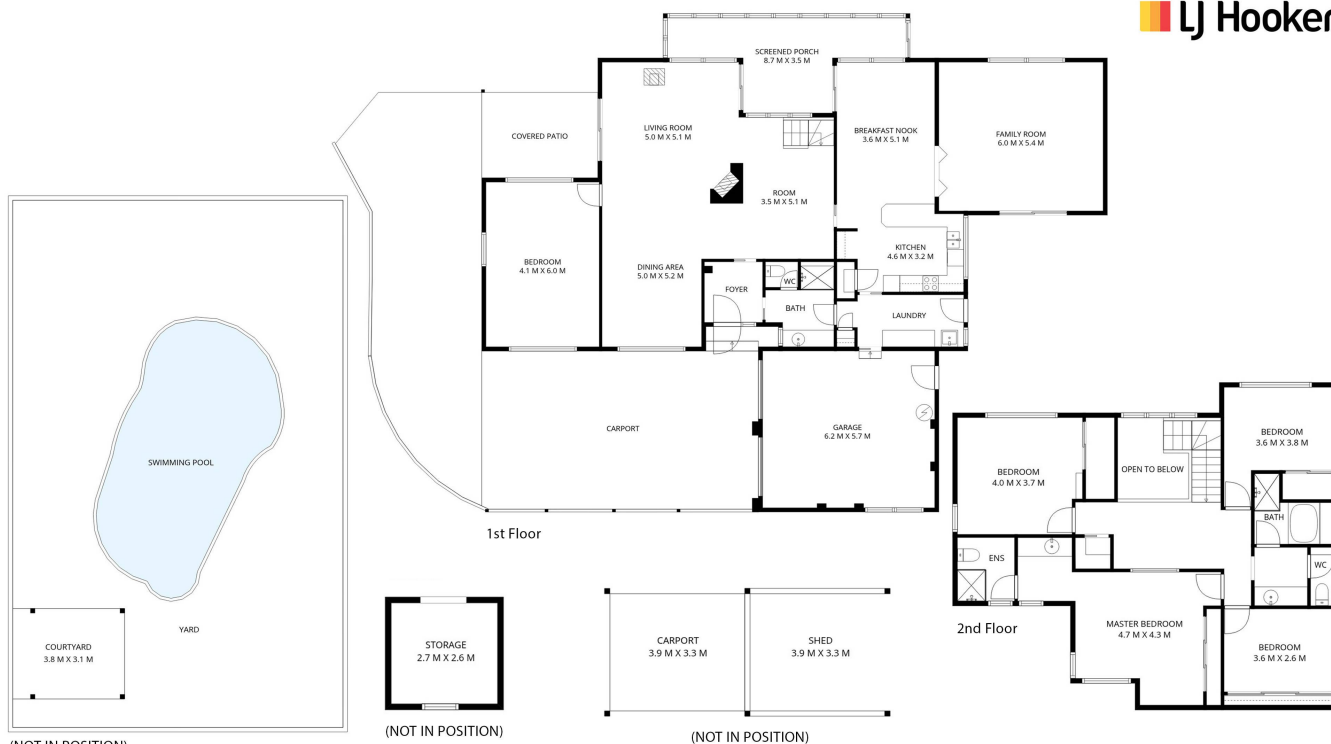
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### 3 Hill Lane The Ridgeway, Queanbeyan

Approx. total area: 273m<sup>2</sup> 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.*

**aperture**  
by LJ Hooker