



7 Len Ryan Street, Uriarra Village




Country Living, City Postcode

Situated within the Uriarra Village, a short 20-minute drive from Weston Creek, this modern large home is sure to tick all the boxes with its contemporary styling, versatile floor plan and extensive list of inclusions.

Suited to families who lead an active outdoor lifestyle. Step into the portico and enter through the wide front door and tiled entryway of this 2011 built home. The heart of this impressive residence showcases superb segregation of living spaces with a generous media room and flows seamlessly into the open-plan tiled living area flooded with natural light from 2.7m ceilings and ample windows throughout.

The high-quality kitchen features a stone topped island bench and large pantry, perfectly positioned to overlook the living spaces. Sliding doors open from here to the rear covered alfresco dining area and covered deck, creating an effortless indoor-outdoor entertaining flow. The covered alfresco area includes ceiling fan, panel heater, built-in speaker system and adjacent timber deck providing year-round options for outdoor entertaining.

Bedroom accommodation totals 5 bedrooms plus a versatile office space (easily converted to a 6th bedroom or guest room). Storage is abundant throughout with 4 bedrooms featuring built-in robes, while

5  2  3 

FOR SALE
\$1,180,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the master bedroom offers both built-in and walk-through robes, and bedroom five includes a spacious walk-in robe. A study nook within the heart of the home, with its built-in desk, offers an additional work from home space or study area.

Both the ensuite and main bathroom are generous and luxuriously appointed, with the bonus of the main bathroom's 3-way design for easy family living.

Additional features include a slow combustion fireplace in the main living area, and a 5th bedroom with walk in robe - perfect as a guest room or kids' play space.

In addition to the extensive village facilities available, the 2087m² block has plenty of space at the front and rear to put your mark on the property and design your own private oasis.

Sustainability has been thought through and provided with a 2.5KVA solar system (inverter rated for 5KVA for expansion if required), 2x 27,500L water tanks.

With LED lighting throughout, reverse cycle heating and cooling, slow combustion heater and triple car garage with automatic remote and internal access complete the package. With Cooleman Court only 20 minutes away, and school bus service provided from the Village, you will not find better value or views like this in Weston Creek or Molonglo Valley.

Uriarra Village was established in 1928 and this is your opportunity to be one of the privileged few to live within this semi-rural lifestyle. The 50 hectare Village forms a north facing horseshoe shape providing a sense of community and good solar aspect.

Fantastic facilities such as the village swimming pool, tennis courts, agistment paddocks, Community Hall, public ovals, basketball court, walking trails, riding trails and parkland ensure those wanting a rural lifestyle with city conveniences can truly appreciate this rare lifestyle offering, plus the nearby Murrumbidgee River.

Directions: Drive through Wright and Coombs, follow Cotter Road, pass Eucumbene Drive intersection, and continue to Cotter Pumping Station and Cotter Reserve. After crossing the Murrumbidgee River, drive for 1 kilometre and turn right to Brindabella Road. Continue for 4kms to a very special village, and your new home.

Features Include:

- 5 bedroom modern home plus versatile office/6th bedroom
- Walk-through robe in main
- Walk-in robe in bedroom five
- Ensuite off main + 3 way main bathroom with spa bath
- Separate WC
- Study nook with built-in desk
- Island breakfast bench, dishwasher, pantry
- Media/rumpus room
- Triple car garage with internal access and drive through option
- LED lighting throughout
- Wood fire + Reverse cycle heating and cooling
- Timber deck with built-in speakers and ceiling fan
- Covered alfresco area
- 2.5KVA solar system on roof
- 5KVA inverter for solar system expansion ready
- 2x 27,500L water tanks

Figures:

- UV: \$451,000
- Rates: \$2,700 p.a.
- Land Tax (if applicable): \$4,590 p.a.

- Community Title Fees: \$2,683 p.a.
- Land Size: 2087m2
- Living Area: 271m2
- EER: 4.0
- Built: 2011

MORE DETAILS

Property ID	JDBH5W
Property Type	House
Land Area	2087 m2
EER	4

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.