



80 Walga Close, Carwoola

## Rural Escape

LJ Hooker Queanbeyan | Jerrabomberra | Googong are proud to present 80 Walga Close, Carwoola.

Just minutes from Queanbeyan, this superb 32-acre property offers the ideal blend of modern family living and relaxed rural lifestyle.

The eight-year-old home is immaculately presented, featuring five generous size bedrooms with built-in robes (plus a sixth if needed), three bathrooms, and three generous living areas including a versatile rumpus room. The master suite is a standout, with a stylish ensuite with double walk-in shower and spa bath as well as a walk-in robe, while the open plan layout flows effortlessly and is filled with natural light from skylights and remote blinds.

The kitchen is built for families and entertainers alike, with a large island bench, butler's pantry, twin AEQ ovens, induction cooktop, and excellent storage. There's also a large laundry, walk-in linen cupboard, hallway press, and enclosed attic for all your storage needs.

Comfort is assured year-round with zoned ducted heating and cooling, double-glazed windows, full insulation, 9.6kW solar, solar hot water, and a 120,000L tank.

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.



LAND 32 acre

**FOR SALE**  
2210000

### AGENTS

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### AGENCY

LJ Hooker Queanbeyan | Jerrabomberra  
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02 6297 3333



Outdoors, enjoy a heated pool (heat pump) with timber decking, covered alfresco with built-in BBQ and fridge, firepit area, outdoor bathroom access, and loads of space for the kids and pets.

Separate to the main house is a fully self-contained two-bedroom flat with its own entry, bathroom, kitchenette, living area with wood fire, and access to a 2 car garage for storage/ workshop —perfect for extended family, guests or extra income.

A rare opportunity offering size, flexibility, and quality just moments from Queanbeyan, Googong and Canberra.

QPRC Rates approx. \$505/qtr

Call our office to arrange your inspection today.

## MORE DETAILS

Property ID	CW7HXS
Property Type	Lifestyle
Land Area	32 acre
Including	Air Conditioning Fire Place Outdoor Entertaining Area Views

### Jonathon Stumbles 0418 162 701

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Approx. total area: 504m<sup>2</sup> Ⓐ  
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*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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