



105 Quarry Road Rosewood, NSW



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## Lifestyle, Location & Privacy

Rosewood is a highly desirable area with all of the facilities and services of Wauchope on your doorstep, plus being less populated than other small acreage locations, residents here enjoy better privacy and seclusion.

Upon entry to the circular driveway you will be greeted with an Australian styled homestead with a wide verandah stretching across its entire frontage.

This magnificent home includes a large well equipped kitchen with breakfast bar, stainless steel appliances, large living areas including a separate lounge and dining area.

Accommodation includes four bedrooms, with the secluded master suite featuring a walk-in robe and ensuite. The other three large bedrooms would all accommodate a queen-sized bed, a...

**Price:** Guide \$730,000-\$750,000

**Council Rates:** \$1,900.00/year (approx)

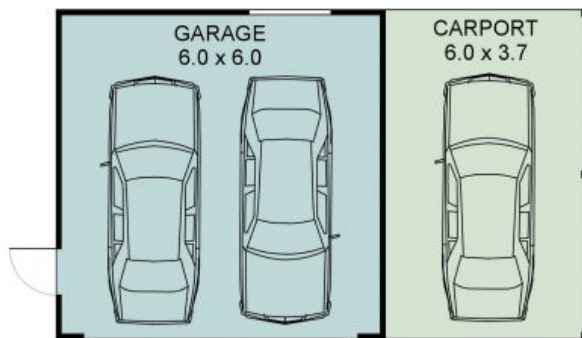
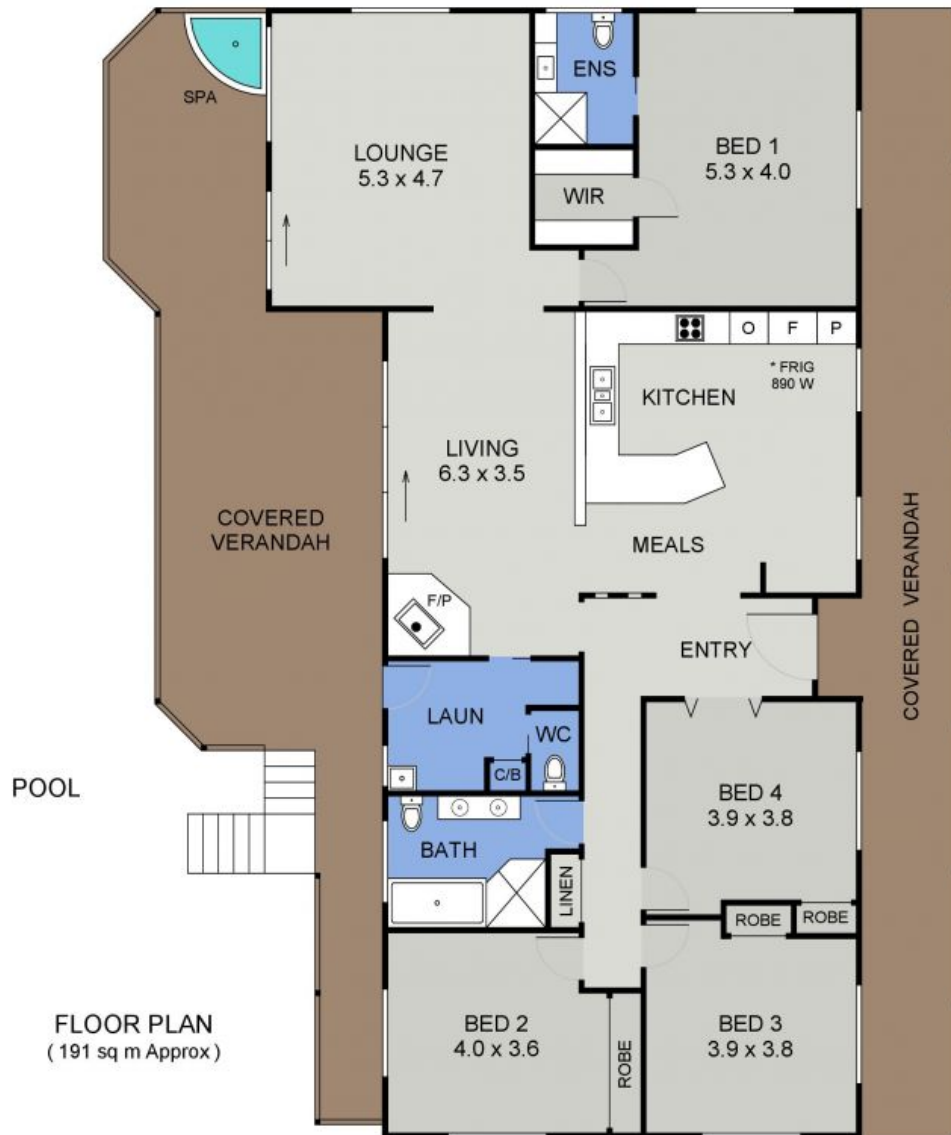


**Martin Newell**

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\* GARAGE DOOR  
OPENING 2120 H



105 QUARRY ROAD  
ROSEWOOD

## 105 Quarry Road - Property Facts

**Construction:** Timber frame, brick piers, hardwood bearers and joists, clad with Colourbond roof.

**Kitchen:** Tile floors, stone benchtops and splashbacks, stainless steel appliances, double self-cleaning oven, glass and stainless steel range, breakfast bar, glass storage cabinet.

**Lounge:** 5.3M x 4.7M Floating floor, reverse cycle air conditioning, ceiling fan, access to rear covered deck.

**Dining area:** 6.3M x 3.5M Tile floor, slow combustion wood fired heater, reverse cycle air conditioning, ceiling fan, access to rear covered deck.

**Master Bedroom:** 5.3M x 4.0M Carpet, ceiling fan, Airconditioning, Tv points. Walk in robe, ensuite with shower, toilet and vanity.

**Bedroom 2:** 4.0M x 3.6M Carpet, ceiling fan, built-in wardrobe

**Bedroom 3:** 3.9M x 3.8M Carpet, ceiling fan, built-in wardrobe

**Bedroom 4:** 3.9M x 3.8M Dual access, could also be used as an office, floating timber floor, ceiling fan, built-in wardrobe

**Main Bathroom:** Tiled Floor, double vanity, spa bath, shower.

**Laundry:** Tiled floor, auto taps, external access and 3rd toilet.

**Rear Deck:** Timber deck, lined roof line, down lights and fan.

**Shedding:** 6.0M x 6.0M Garage / Colour bond, Auto door, concrete floor, door height 2150mm.

**Carport:** 6.0M x 3.7M Concrete Floor

**Pool:** Above ground with stair / ladder, decking and fenced. Certificate of compliance valid to 31/10/22, chlorine. New filter installed 2019 with 10 year warranty.

**Sewer:** Septic, adsorption trench, pumped out 8/3/19 and council approval to operate issued 21/2/2018

**Dam:** Petrol pump to poly pipe sprinkler system.

**Water:** Town Water Supply

**Power:** Mains grid power ( off peak hot water )

**Land Size:** 1.16 Ha or 2.86 Acres

**Paddocks:** Post and rail front fence, Hinged Joint fencing, three paddocks, animal stalls / sheds.

**Driveway:** Gravel, sealed road access to entry point of property

**Rates:** \$1870 P/A including garbage

**Nearest School:** Wauchope Primary School and Wauchope High School

**Garbage:** Three bin system, refer to council for pick up times.

**Mail:** Australia Post service this location

**Phone:** NBN by Microwave link 4G ( Telstra )

**Reports:** Pest and Building report available / termite chemical barrier system installed.