



75 Ridgeway Road, The Ridgeway FOR SALE



Luxurious Rural Retreat | Benbullen at 75 Ridgeway Road, The Ridgeway

Discover the epitome of rural living with city convenience at Benbullen, nestled in the prestigious Ridgeway Estate, just moments away from Canberra Airport and indeed Canberra Central. Embrace the serenity of 17000m2 of freehold, secluded bushland, offering a private haven with panoramic views over the Canberra and Queanbeyan skyline.

Property Features:

- Spacious living area of approximately 565sqm
- Five bedrooms, four with ensuites
- Separate self-contained guest accommodation for added convenience
- Magnificent vistas and a bridge feature in the sunken lounge off the kitchen
- Four separated living areas
- Multiple fireplaces
- Butler's pantry
- Expansive six-car carport and a three-car garage for secure parking

Features

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Outdoor Amenities:

- Access to bore water, drilling down 144 meters for up to 60 meters of clear and drinkable bore water
- Two access driveways
- Two registered dams, one resilient even in the toughest drought conditions
- Tennis court for recreation and fitness
- Provision for an in-ground or above-ground swimming pool (infinity or water edge)
- Fire trail from top to bottom, perfect for exploring the natural surroundings



Mark Higgs

Principal – Mark Higgs Property

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Special Features:

- Indoor outdoor bbq entertaining area with pond
- Four septic tanks for efficient waste management
- Internal European sauna and change room off the main bedroom for relaxation
- Capacity to enlarge living quarters to suit your lifestyle
- Previously run as a highly successful NRMA 4-star rated bed and breakfast
- Hosted weddings and special events, showcasing its versatile appeal
- Fully self-contained unit under the main residence with a separate entry for added privacy
- Fully ducted heating and cooling system and multiple split systems
- Termite-treated surroundings of the main residence and updated internal walls

Income Opportunities:

- Cabin accommodation with spa - Gumnut Cottage
- Options for generating income from the cottage and the unit under the main residence

Estate Name: Benbullen

Solar Panels

Water Tank

Built-In Robes

Dishwasher

3 Ensuites

Floorboards

Inside Spa

4 Living Areas

NBN Available

Open Fireplace

Pay TV Access

Rumpus Room

Study

Balcony

6 Carports

Deck

Outside Entertaining Area

Secure Parking

Shed

Tennis Court

Air Conditioning

Ducted Cooling

Ducted Heating

Split System Heating

Land size

17,344.00 Sqm

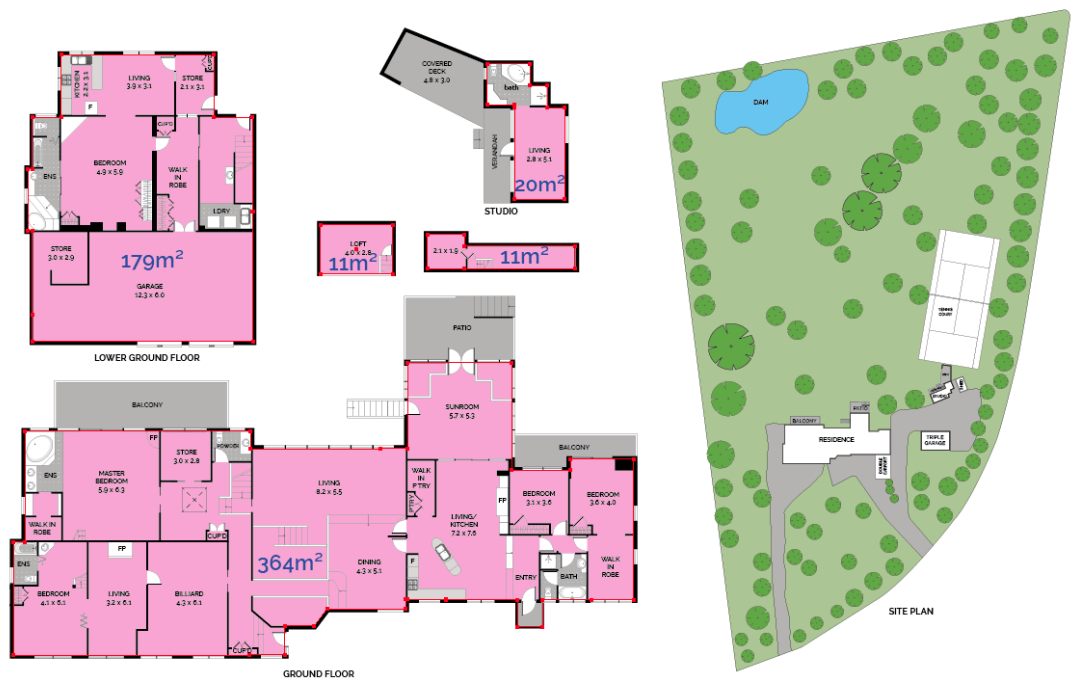


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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.