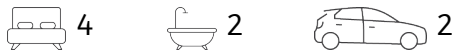




Semi-rural living at its finest - turnkey home on half an acre in Collector



4 Lark Close, Collector

Sold Prior To Auction for \$1,010,000 (Oct 07, 2025)

If you have ever wanted to live in a cosy town within a tightknit community, whilst basking in luxury each day, 4 Lark Close is for you. An easy commute of only 22 minutes to Goulburn\* and 42 minutes to Canberra CBD\*, your day-to-day doesn't need to change.

What can change is how you'll live in an idyllic country town, enjoy a quiet and safe neighbourhood and spend your down time entertaining on the covered alfresco, gardening in the 2022sqm yard, preparing a Sunday meal in the chef's kitchen, or meandering in to town for brunch with friends at the local cafe or pub.

The home was built with family life in mind. Special occasions can be spent in the spacious, open plan living and dining area whilst the kids play outside in the fully fenced and tastefully landscaped yard. Mess and clutter will be an issue of the past with thoughtful spaces like the butler's pantry and walk in linen closet. Prepare a feast in the gorgeous kitchen which features Caesarstone benchtops, 5 burner gas cooktop, 900mm oven and dishwasher. Afterwards, retire to the cosy sitting room to rest and talk in front of the fire, lazing on the 100% New Zealand wool carpet.

On winter nights, the whole family will stay toasty with ducted reverse cycle air conditioning featuring 4 zones which separately service the master bedroom, main living, bedrooms and second sitting room. On summer days, delight in the indoors with plantation shutters

Property ID:	L23335898
Property Type:	House
Building / Floor Area:	255
Garages:	2
Land Area:	2022.0 sqm

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throughout, block out roller blinds, and the option of three living rooms to play games, watch the football or have some time out.

Style meets with function here with each space of the home thoughtfully curated to make each day easy and comfortable. Some of these features include:

- Completely landscaped
- Grand entrance with extra-wide door
- Functional floorplan
- Kitchen complete with Caesarstone bench tops with a Point Pod, butler's pantry with seamless fridge alcove, double sink and extended storage. Also featured is the bespoke sink and tapware, 5 burner gas cooktop and 900mm oven.
- Four bedrooms three with walk in robes
- Master bedroom with luxury ensuite featuring separate toilet, his and her basins, spacious shower and stylish accents
- Fourth bedroom with built in robe and situated perfectly for guests
- Two bathrooms plus a powder room
- Laundry with external access directly to clothesline, featuring block out roller blinds
- Bright and open office
- Impeccable sitting room with fireplace and 100% New Zealand wool carpets
- Main bathroom with soaking tub and separate shower with storage for beauty products
- Alfresco with Merbau decking, downlights and ceiling fan
- Enviro septic system
- Mains power
- 58,648L water tank
- Two gas instant hot water systems
- Landscaping includes Golden Ash trees, Claret Ash trees, Camelias, a Magnolia and a Pink Crepe Myrtle
- Garden shed with concrete floor
- LED downlights throughout
- Ceiling fans to most rooms

Fast facts:

Auction Guide – \$950,000

Offers Prior Will Be Considered

Vacant possession

Block size – 2022sqm

House size – 255sqm

Build date – 2021

Mains power

Gas bottle delivery

Enviro septic system

Gas hot water systems x 2

Daikin reverse cycle ducted heating and cooling

Fireplace to sitting room

GJ Gardener build

Small mains water easement at rear of block

Rates – \$1,425.21 pa

Other outgoings – \$357 annual septic service