

110 Callemondah Road, Cooma, NSW 2630



Lifestyle For Sale

Wednesday, 8 May 2024

110 Callemondah Road, Cooma, NSW 2630

Area: 24 m2

Type: Lifestyle



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\$510,000

Escape to the serenity of rural living on this expansive 60-acre property, ideally located just off Shannon's Flat Road. Nestled approximately 40 minutes from Cooma and a mere hour from Canberra, this picturesque land offers a harmonious blend of open grazing paddocks and enchanting timbered areas, complete with calming creek frontage. The property boasts a thoughtfully designed Colourbond weekender, featuring two bedrooms, a study, a mudroom, and a combined bathroom and laundry. Inside, a spacious open-plan layout encompasses a generous lounge, dining area, and a well-appointed kitchen, providing the perfect setting for relaxation or entertaining guests. Warmth and comfort are assured with wood heating, while modern conveniences include mains power supplemented by solar panels. Vehicle accommodation is provided by a double carport and a single garage with extra storage, ensuring ample space for all your needs. Additional features include two 20,000L water tanks, a house yard, and a fenced paddock offering elevated views over Shannons Flat. With the added bonus of two creek frontages, this property presents a rare opportunity to embrace a tranquil rural lifestyle. Property Features- Two room plus study weekender- Mudroom- Wood heating - Mains power plus solar- Double carport- Single garage with extra storage- 2 x 20,000L water tanks- House yard - One fenced paddock with elevated views over looking Shannons Flat- Two creek frontages- No building entitlement has been confirmed Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.