

# 1149 Woolshed Road, Tocumwal, NSW 2714

## Lifestyle For Sale

Friday, 3 May 2024



1149 Woolshed Road, Tocumwal, NSW 2714

Bedrooms: 1

Bathrooms: 1

Parkings: 13

Area: 40 m2

Type: Lifestyle



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## Contact Agent

Welcome to your cozy retreat nestled in the heart of the undulating countryside between Tocumwal and Barooga! This charming 1-bedroom, 1-bathroom cottage boast recent improvements that showcases a stunning kitchen transformation, complete with captivating before and after photos included in the listing. Step inside to discover the updated bathroom, offering modern comforts for your convenience. Along with this spacious cottage you have a permit to build an additional family residence on the property which is already set up for this with multiple access points. Outside, indulge in outdoor entertaining at its finest with not one, but two inviting spaces. Uncover the joy of alfresco dining with a large wood pizza oven in one area, while the open fireplace and ample seating in the other provide the perfect ambience for gatherings under the stars. Your new abode also features a spacious 3-bay shed, ideal for storing tools and equipment. The fenced-off paddocks offer opportunities for livestock or leisure, while established trees and gardens add natural beauty to the surroundings. Greenthumbs will love the vegetable garden including raised beds with an additional hothouse and full water supply. Spanning an expansive 40 hectares, this property boasts picturesque views and diverse landscapes, including native timber belts tracing the path of an old creek bed. Dams and a stock & domestic bore provide valuable water resources for both agricultural and recreational use. For added convenience, a small set of steel yards awaits your livestock handling needs. Plus, with off-grid power supplied by solar panels, you'll enjoy sustainable living with the option to connect to the grid via a transformer if desired. Situated just minutes away from Tocumwal, Barooga, and Cobram, this countryside haven offers a serene escape within easy reach of urban amenities. Don't miss your chance to make this peaceful retreat your own slice of paradise!