

**150 Back Brawlin Road, Cootamundra, NSW 2590**



**Sold Residential Land**

Wednesday, 6 December 2023

150 Back Brawlin Road, Cootamundra, NSW 2590

Area: 4 m2

Type: Residential Land



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## Contact agent

Flemings Cootamundra in conjunction with Nutrien Harcourts, are pleased to present "Waratah" 150 Back Brawlin Road, Cootamundra to the market for sale. Nestled on a sprawling 10-acre\* estate, this magnificent property constructed from brick and granite boasts a timeless elegance that will leave you breathless. This stunning residence has been meticulously maintained to offer modern luxury whilst retaining its historical charm. Features Include:- Five bedrooms, main with walk-in-robe and ensuite- Formal lounge room with marble fireplace- Sunlit, country-style kitchen opening to a large family room with gas log fire- Reverse cycle air conditioning and ducted heating & cooling for year round comfort- Striking sunroom with established garden views- Modern bathroom with bath, shower and toilet- Plantation shutters throughout the entire home- Inground pool with separate heated spa- Full sized artificial tennis court- Excellent water security with town water, bore and rainwater tanks- Garage + expansive shed for caravan or boat storage - 3.9km\* to the CBD, 2km\* to Pioneer Park Situated a mere 3.9km\* away from the heart of Cootamundra, this exquisite property offers a perfect blend of luxury and convenience. Stroll amongst the charming boutiques, gourmet cafes/pubs, two large supermarkets and with easy access to the Cootamundra train station, you can relish in the convenience of twice daily services to Sydney and Melbourne. This magnificent property is the epitome of contemporary living, with exquisite attention to detail and a perfect balance of old-world charm and modern amenities. Make no mistake this is an exceptional opportunity to own a piece of history and enjoy a lifestyle of unrivalled luxury and comfort. Call Flemings Cootamundra or Nutrien Harcourts today to arrange an inspection! Virtual tour available on request.\*approximately." All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."