

**17 Cosgrove Street, Adaminaby, NSW 2629**



**House For Sale**

Friday, 29 March 2024

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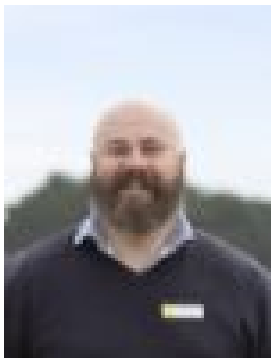
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 764 m2**

**Type: House**



Simon Porter  
0418453950

## **Auction 29/05/2024**

'Bellevue Loft House' built in the tradition of an authentic mountain ski chalet is a one-of-a-kind home nestled on the edge of the peaceful snowy mountains village of Adaminaby. Representing a stylish blend of country charm and modern rustic simplicity this property will capture your heart and provide you with a cosy sanctuary to relax and unwind from the hustle and bustle of city life. As you step inside you are greeted with soaring, vaulted ceilings and an open plan living area bathed in natural light from a wall of expansive windows that perfectly capture the serene 'yellowstone-esque' views of cattle grazing on rolling paddocks and distant mountains. For those seeking the adventures of snow sports, trout fishing, mountain-bike riding and hiking the historic snowy mountain trails, or a quiet retreat to work on creative pursuits such as painting or writing this property will inspire your soul and give you the lifestyle you have dreamed of. With 2 generous bedrooms downstairs and a spacious loft bedroom upstairs there is ample room for families and guests. The large open plan living, kitchen and dining area open onto a large deck at the rear of the property. The mountain vistas offer a stunning backdrop for family gatherings and entertaining. The large loft, adaptable to various configurations provides ample space for extra beds and ski/fishing gear storage. Working from home is not an issue with reliable fast speed broadband with NBN connection available. There is a feature slow combustion wood fire heater offering warmth and ambiance, along with a reverse cycle air-conditioner for year-round comfort. A highly sought-after short-stay rental for over 20 years by the previous Sydney owners this property boasts a solid investment. Tightly held by the current Canberra owners for personal use and only selectively rented for short-term leases to companies working on the Snowy 2.0 project, the options for new buyers are endless. Adaminaby is a quaint rural village of 300 residents situated on the Snowy Mountains highway 175km from Canberra. Lake Eucumbene is only a short drive away, Mount Selwyn family ski resort is 45-minute drive through stunning mountain landscapes, and the Perisher Ski Tube is only 90-minute drive via the lakeside town of Jindabyne. Adaminaby village is famous for 'The Big Trout' statue and iconic traveler's stops such as the Snow Goose Hotel, The Big Trout Café and Adaminaby Bakehouse. There is a local convenience store for all those last-minute needs. The area is steeped in history with much to explore such as the Kandra goldfields, Yarangobilly Caves and thermal pool and many Snowy Mountain Huts are in the region. If you have dreamed of living in a quiet rural village or owning your very own mountain getaway register now for our next open house to view the magic of 'Bellevue Loft House'