

174 Boggabilla Road, Coomealla, NSW 2717



Other For Sale

Wednesday, 17 January 2024

174 Boggabilla Road, Coomealla, NSW 2717

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 6 m2

Type: Other



Brenton Love
0350214600

\$600,000 - \$660,000

Experience the tranquillity of a rural lifestyle hobby farm with the convenience of only being 20 minutes from the Mildura CBD. Welcome to this rare and affordable property offering approximately 15 acres of prime, income-producing elevated land with an established vineyard, fruit trees and stunning gardens. The California bungalow-style home boasts 4 spacious bedrooms plus an office/study, all featuring built-in robes. Providing ample storage for the whole family with built-in linen closets while the well-maintained bathroom offers functionality. Inside, the kitchen/meals area with electric cooking is the ideal space to gather the family while preparing meals & enjoying the picturesque landscape with the addition of a built-in pantry. The formal lounge creates a cosy ambience, complemented by the warmth of the combustion heating during colder months. Stay cool and comfortable in the summer heat with the added bonus of ducted reverse cycle heating and cooling. Outside, the paved and undercover entertainment area allows you to unwind and entertain friends and family while embracing the rural surroundings, you will also enjoy the extra storage space and versatility of the 9x18m shed, an extra outside toilet, 3.2kw solar system and a quad carport to protect your vehicle from the elements. The 15-acre (approx) property is currently serviced by a diesel pump and low-level sprays with an AUL of 1 Meg of stock and domestic Western Murray for endless possibilities. With the option to purchase 70 Megs of water at market value. This property is currently on two separate titles, with 2.02Ha (approx) across the road. Continue to farm the property or take advantage of the privacy and create motorbike tracks and or horse paddocks for the kids – the choice is yours. Don't miss out on this incredible chance to secure your very own rural retreat and escape the hustle and bustle of city life.