

1838 Cooma Road, Braidwood, NSW 2622



Sold Other

Thursday, 16 November 2023

1838 Cooma Road, Braidwood, NSW 2622

Area: 22 m2

Type: Other



Ashley Williams
0457345517

\$560,000

56 acres* of river flats with well-appointed shed with basic amenities and complete with direct access to the Shoalhaven River offering wide sandy beaches, perfect to enjoy the summer afternoons. (NOTE there's no dwelling entitlement which means you cannot build a house). Located in the nearby region of Bendoura, only 21km* along a sealed road to the historic township of Braidwood. The American Barn features a modern kitchenette, modern bathroom, sitting space and bedroom, not to mention certain furniture included in the sale, making this perfect spot to bunk in while visiting your block! The barn is wired up electrically with generator input to the power box also with mains power running along the block as another power source option. There is an approved septic tank with trenches and open double bay shed space all on a slab and fully lockable. Enjoy the views from the barn overlooking the property towards the distant picturesque rolling hills. The land is a near level block with established pine trees along the road offering privacy and open paddocks to the rear with a handful of large, scattered gums. The west boundary is the riverbank allowing the owners direct access to the Shoalhaven River and its wide sandy beaches complete with Platypus, trout and good swimming holes. A 10ML water license is also included. The 56 acres* is fenced into three paddocks, has two dams and a set of steel cattle yards with crush and ramp; ready to start your own small herd of livestock or run some horses - Hobby farm until your heart is content. Please note that this property DOES NOT have a dwelling entitlement. (*= Approximately) MORE FACTS: Council Rates: \$1,500 p.a* Power: Mains power running through block (Barn is wired up electrically with generator input to the power box) Sewage: Approved septic tank with trenches Water: 2x 22,500L Rainwater tanks Zoning: Ru1; Sealed Road access to property from Braidwood. Hot Water: On demand gas hot water Mobile: Mobile reception on property Cooking: Combustion fireplace with oven FOR ALL OF OUR LISTINGS visit our Belle Property Braidwood website. <https://www.belleproperty.com/braidwood/>