

**2168 Numeralla Road, Numeralla, NSW 2630**



**Sold Acreage**

Wednesday, 27 September 2023

2168 Numeralla Road, Numeralla, NSW 2630

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 16 m2**

**Type: Acreage**



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**\$670,000**

A rare find, approx. 20 minutes to Cooma with panoramic views, real estate like this one hardly ever enters the marketplace. The 4-bedroom cottage sits in an elevated setting overlooking the Numeralla valley to the East and is the perfect place to watch sunrises for many years to come. Features of the home include a separate lounge room with stunning views, interlinked to the kitchen Woodfire heating in lounge – the property has been self-sustaining for firewood. Panasonic 6 kW reverse cycle system heat/cooling installed in the lounge mid 2022 Additions include a 3-bay shed, double garage and 100,000 ltr water tank. There are two dams, one has a small jetty where you can enjoy a refreshing swim on a hot summer day. The cottage offers a fenced house yard with maintained garden and lawn areas. Four large, fenced paddocks, five dams, the largest is permanent, spring fed, 1 mega litre and full, 3 m deep, with jetty, very swimmable and canoe able, medium dam close to shed and 3 lesser dams higher on the property. Boundary fences all in good condition, internal fencing is reasonable. Diverse Fruit trees (25), apple trees currently fully loaded Established gardens with many rose bushes This property offers an unmatched tree change opportunity for those wanting to escape the hustle and bustle of life in the cities. The property is zoned large residential, 16 HA (approx.) Fronted by Monaro Street, an unformed but legal road. 1 HA currently pastoral land, unfenced and good grazing 6 hectares of pastoral grazing, the remaining 10 HA patchy to dense bushlands. 4WD access to much of the property