

**23 Punt Hill Road, Cooma, NSW 2630**



**Lifestyle For Sale**

Tuesday, 23 January 2024

23 Punt Hill Road, Cooma, NSW 2630

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 43 m2**

**Type: Lifestyle**



McGrath Snowy Mountains  
0264572000/0264527004

## **GUIDE \$640,000 - \$660,000**

Set on the banks of the famous Snowy River, this beautifully established 100ac property is a fantastic family lifestyle retreat offering quality accommodation to suit the family and friends. Located in a quiet and secluded area of the Monaro known as Maffra, approx 35min from Cooma, 20min to Dalgety and 1hr 15min to the Ski fields. Key Features Include: \* Easy access to a long frontage to the beautiful Snowy River which provides excellent fishing and swimming ect.\* Very appealing accommodation with 2 dwellings located approx 80m apart, both with amazing rural and River views. \* The main cottage provides 2 bedrooms, bathroom and open plan kitchen & lounge area with combustion wood fire. Beautiful front and rear verandahs both looking towards the river. \* The Barn provides a spacious living, bathroom and loft sleeping. Kept cozy with a wood combustion fire.\* Attached to the barn accom is a double garage/shed for your equipment and also stores the solar power system which runs the property. \* Water is provided by a reliable bore pumping to a large storage tank and reticulated to the accommodation. This is a truly fantastic family getaway property which provides excellent comfort.