

3/330 Beresford Road, Cooma, NSW 2630

SaleByHomeOwner
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House For Sale

Friday, 22 December 2023

3/330 Beresford Road, Cooma, NSW 2630

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 60 m2

Type: House



Sale By Home Owner
1300609392

\$799,000

The phone enquiry code for this property is - 5675 Discover the allure of this 150 acre sanctuary with Building Entitlement nestled in the popular Snowy Region. A rare chance to own a piece of paradise awaits you. Tucked away in the alpine mountains, in the village of Numeralla, this property boasts a 3-bedroom retreat, offering an unparalleled escape into the wilderness with direct river frontage. Just 15 minutes from the thriving Cooma town centre, this retreat combines seclusion with convenience, providing easy access to all amenities, including shops, supermarkets, restaurants, schools, and hospitals.

Building Features:

- A comfortable approved Shed, with three-bedroom retreat awaits...
- Kitchen with gas stove top and large pantry
- Approved Bathroom, with shower, bath and septic system
- Woodfire heating for cozy winter nights
- Fully insulated structure, providing comfort in all seasons
- Sale includes indoor furniture (sleeps 12), washing machine and fridge
- Breathtaking views from every room
- ADSL phone/Internet connectivity
- Large KW Battery-powered Solar System with a 240-volt inverter
- Backup generator and Diesel Water pump if you need to pump from the river
- Gas hot water system and a 30,000 litre water tank
- Garage shed storage area
- Huge outdoor Pergola/veranda with spectacular valley mountain views
- Additional carport machinery storage area
- Lock up roller doors and shuttered windows, fire-rated
- Large enclosed pet compound with kennel

Land Highlights:

- 150 acres of beautiful mountain bushland with 4x4 access tracks
- Building entitlement
- Adjoins 6,000 acres of State Forest (Macanally Reserve) with hundreds of kms of bush tracks
- Approx. 800 meters of Absolute Riverfront along the pristine Numeralla River
- Cleared area for small farming, suitable for Deer, Goats, Sheep
- Dam with Yabbies
- 4x4 tracks providing access to a large portion of the property
- Mountain forest with diverse Australian flora and fauna
- Spectacular high mountain viewpoints throughout

Wildlife:

- Experience the wonders of Australian native and feral wildlife, including Kangaroos, Wallabies, Wombats, Echidnas, Koalas, a variety of bird species, Samba Deer, Fallow Deer, Goats, Wild Sheep, Foxes, and Rabbits.

Recreational Activities:

- 4x4 and all-terrain vehicle tracks
- Hunting, Fishing (trout, cod and perch), Bushwalking, Kayaking
- 20 mins to Eucumbene Dam
- 45 mins to Jindabyne
- Just over an hour to the Snow fields of Thredbo and Perisher

Investment Opportunity: Capitalise on the region's growth potential:

- Snowy Hydro Scheme, the largest renewable energy project in the Southern Hemisphere
- Anticipated migration, property demand, and infrastructure spending in the Monaro area over the next decade

This property is a piece of paradise and a once-in-a-lifetime opportunity. Whether you envision living in the existing dwelling, building your dream home, or completing the current DA process, the feeling of isolation, tranquillity, and modern luxury living is unparalleled. Be the first to experience the magic of this property where every visitor falls in love.