

# 33/1157 Stony Chute Road, Wadeville, NSW 2474



## Acreage For Sale

Thursday, 13 June 2024

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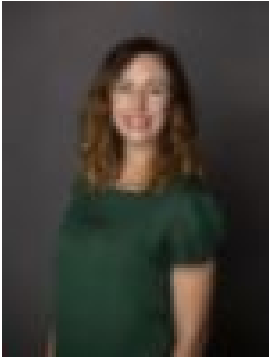
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



Samara Burcher  
0429806288



Sundai Harrison  
0413751184

**\$445,000**

Offering a unique recycled hardwood timber cottage on 3.3 acres in the peaceful Avalon Community. This distinctive share is located at the end of the road, with no passing traffic. It offers a blend of rustic charm plus all the basics completed ready to work off to create your dream. Key Features: NBN Satellite Dish Installed: Enjoy reliable internet connectivity with a pre-installed NBN satellite dish and modem. Windows Galore: The cottage boasts 28 recycled windows, many featuring handmade leadlight stained glass, adding character and beauty throughout. Outdoor Entertaining Area: A large outdoor space equipped with a dining table and gas BBQ is ideal for alfresco dining. Heating Solutions: Stay cozy with a gas heater and a wood fire that can also heat water, complemented by solar heating. Additional Spaces: Benefit from an external studio with flexible uses. Sustainable Living: Off grid solar set up. Raised garden beds set up ready to grow your own vegetables. This cottage offers a serene and sustainable living experience with its unique features. Call Samara or Sundai to inspect today!