

36 Lesterfield Lane, Coolamon, NSW 2701

SaleByHomeOwner
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House For Sale

Thursday, 5 October 2023

36 Lesterfield Lane, Coolamon, NSW 2701

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 4 m2

Type: House



Sale By Home Owner
1300609392

New Price \$1,149,000

The phone enquiry code for this property is - 5389 Rural lifestyle at its finest, 'Ashbridge' offers the luxury of space and privacy whilst being close to the growing town of Coolamon. This exceptional property presents a rare opportunity for those seeking an idyllic lifestyle and Equestrian retreat. Situated just 5 kilometres from Coolamon, combining rural serenity with convenient access to town amenities. Set on a generous 5 ha (12 acres approximately), the property is divided into three separate paddocks, with water troughs and shelters, pasture improvements currently sown down to lucerne and oaten. Established tree lines surround the property, providing both privacy and natural beauty. Extensive equestrian infrastructure with electric fencing, two day yards and a small professional sand arena. A substantial 5 bay machinery shed, with drive through truck/float or stable bay ensure all your machinery can be kept under cover. This property has been setup for a small boutique equine business, with excellent potential returns. The charming country-style brick veneer home, comprising of three bedrooms, provides both comfort and character. The residence includes a main bathroom and ensuite, two inviting lounge rooms, a country-style kitchen, and a twin garage. The property is further enhanced by a well-established garden and an outdoor entertainment area, creating the perfect setting for gatherings of all sizes. Features: Spacious 3-bedroom brick veneer home Main bathroom & ensuite Two lounge rooms Country style kitchen Walk in robe & built in wardrobes Reverse cycle air conditioning system Australian made fireplace Secure twin garage Impressive 5-bay shed with a drive-through truck bay 12 acres divided into 3 paddocks and main house yard Equipped with horse infrastructure including water troughs in paddocks and horse shelters An equestrian sand arena Three large rainwater tanks A charming chook house for poultry enthusiasts Well-established tree lines throughout the property Beautifully landscaped gardens and an outdoor entertainment area Conveniently situated just 5 km outside the picturesque township of Coolamon, 50 km to Wagga Wagga and Charles Sturt University. This lifestyle block offers a perfect blend of comfortable living, outdoor activities, and the opportunity to create your dream rural retreat. Don't miss the chance to make Ashbridge your new home! For serious buyers enquiries or to schedule a viewing, please contact via email or mobile.