

# 36 Tex Hyder Lane, Cooma, NSW 2630

**McGrath**

## Sold Acreage

Friday, 8 March 2024

36 Tex Hyder Lane, Cooma, NSW 2630

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 3 m2**

**Type: Acreage**



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## Contact agent

Combining acreage and convenience, this modern colonial home provides the best of small acreage living just minutes to Cooma's CBD. Featuring an early Granite stone and fully restored residence plus added bedroom wing, this residence is a fantastic piece of early Australian architecture. Beautifully presented and styled, it provides a very affordable and stylish small acreage abode, ideal for those looking for a home or getaway. Positioned ideally to town and benefiting from the Cooma Creek stretching the length of one boundary. The 8 acres of open creek flats and alluvial soils provides excellent potential for small farm ventures in this very private and enviable position.

**Key Features Include:-** Early Australian granite stone main building with later added bedroom wing- 3 Spacious bedrooms with large bathroom- Provides stylish and spacious living with feature vaulted ceiling- Beautiful kitchen and dining with large windows capturing views- Feature Stone walls & polished concrete floors - Combustion wood fire & Underfloor heating - Light and bright throughout with some fantastic relaxation areas capturing the private scenery. - Beautiful landscaped lawns and gardens with pool provide a peaceful setting. - Fully fenced into 3 paddocks plus frontage to the Cooma Creek- Shed and workshop space