

39 Pine Springs Road, Woodstock, NSW 2793

Lifestyle For Sale

Wednesday, 8 May 2024

39 Pine Springs Road, Woodstock, NSW 2793

Area: 2 m2

Type: Lifestyle



Tess Chester
0488640283



Josh Keefe
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\$450,000

Located 15 mins* Cowra, 13 mins* to Woodstock, 1hr 10 mins* to Orange, 2hrs & 25 mins* to Canberra & 4hrs & 10 mins* to Sydney. 20mins to Wyangala Dam for boating, fishing, and recreational activities. Welcome to a slice of rural paradise at 39 Pine Springs Road, Cowra, nestled within the serene locale of Woodstock. This 6.68-acre semi-rural property presents a unique opportunity for families yearning for a lifestyle replete with space, comfort, and the potential to create a forever home. Boasting a substantial 10m x 15m shed, this residence is thoughtfully designed for immediate enjoyment. The shed is fully insulated and transformed into a one-bedroom abode, complete with a kitchenette, living area with a warm woodfire, and a split system air conditioning for year-round comfort, ceiling fans, LED lighting and the convenience of a combined bathroom and laundry space adds to the practicality of this well-appointed setup. Connected to electricity and has a new septic system installed. Outdoor living is a breeze with a 3-bay carport that can double as an entertaining area, with an extended area to the side for entertaining. For the avid traveller or visiting friends, a 15-amp power point is readily available for caravan connections. Two 22,700 litre poly water tanks, pump included, ensure an ample water supply, while LED overhead lighting provides a bright and welcoming outdoor environment. An external bathroom and laundry are fully equipped, enhancing the outdoor utility of this exceptional property. Additional storage and workspace come in the form of two 20-foot shipping containers ingeniously converted into a covered shed, measuring 6m x 10m with a 10,000ltr water tank attached. Spring fed creek running through the property with a dam. Access is a dream with great roads and minimal dirt track to navigate. Whether you're seeking a weekender retreat or the perfect building block for your dream home, this excellent block is ready for you. Council DA approval has been given on the property to build. Embrace the opportunity to secure your family lifestyle at Lot 9 DP 809672, where rural charm meets endless possibilities. FOR SALE - \$450,000 LISTING AGENT Tess Chester | 0488 640 283 | tess.chester@agriruralnsw.com Josh Keefe | 0436 926 866 | josh.keefe@agriruralnsw.com AGRI RURAL NSW - LEADERS IN RURAL PROPERTY SERVICES Disclaimer: All information contained herein is gathered from sources we believe reliable.