

417 Wyndham Lane, Kanoona, NSW 2550

Sold Acreage

Thursday, 8 February 2024

417 Wyndham Lane, Kanoona, NSW 2550

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 4 m2

Type: Acreage



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\$975,000

Nestled at the end of a secluded lane, this property welcomes you to a haven of peace and tranquillity on close to 11 acres (4.45Ha) where this unique 1960s 4-bedroom home, lovingly relocated offering so much potential, with great shedding awaits you. Step inside this inviting residence featuring four generous bedrooms and an upgraded bathroom with a separate toilet, ensuring convenience for family and guests. The heart of the home lies in the open-plan living and dining area, thoughtfully equipped with a split system unit and a large woodfire. A space designed to create a relaxing atmosphere for all to enjoy. The recently renovated walk-through kitchen is a delightful and functional area featuring a large gas cooktop/oven along with a dishwasher. Retreat to the generous master bedroom, a sanctuary offering year-round comfort with its own split system, ceiling fan and ample open cupboard space. The remaining three bedrooms are nestled in a separate wing, accessible through a spacious foyer leading to a front deck. The natural light dances on beautiful floorboards, illuminating the interiors and creating a warm and inviting ambiance throughout the home. Surrounded by lush pasture and a tranquil bush outlook, this property is a dream for those with a passion for horses or hobby farming. Discover a dam at the entrance, connections available for a pump to feed a separate tank to nourish gardens or water troughs. There is a second smaller dam at the back of the property along with a round yard which is all set up for work. If shedding is important to you, you'll be impressed by the oversized custom designed three-bay shed approx 18x12m- divided in three areas- each area comprising of 6x12- the first bay is ready for completion of granny flat/ separate accommodation- It is plumbed, providing power services/ outlets throughout the entire shed, a blank canvas for your vision to come to life. The second middle bay with roller door is 6x12 which can accommodate large Machinery/Tractor/Horse Float/Caravan etc. The third bay 6x12 has wider door access to accommodate for a horse to safely walk through and this area transforms into a secure stable bay. This shedding is a perfect space to complete a fantastic workshop, so much potential here. Additionally, there's a second oversized 2-bay shed approx 11 x 7.7 with a single vehicle lean-to. Water is abundant, with a large tank capturing ample water from the house and shedding. This property is equipped with NBN and septic connectivity for modern living. Should you be an investor looking for a perfect opportunity to add to your portfolio, we have exemplary tenants who occupy this home currently with a great rental return. Perfect location, tucked in a private position- 30 mins to Merimbula Shops, Cafes and Airport. 20 min Drive to Bega and the South East Regional Hospital. Explore the pristine beaches of the coast within 30 minutes, 2.5 hours to Perisher for skiing enthusiasts. If you're ready to make this lifestyle property your own, call Cassandra Ambrose at Bega Valley Realty on 0458 829 920 and experience the potential opportunity at the end of this private lane.