

47 Rhinefalls Road, Cooma, NSW 2630



Lifestyle For Sale

Thursday, 9 May 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 2 m2

Type: Lifestyle



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\$950,000

Escape to this stunning rural retreat, nestled on a sprawling 5-acre property just a short drive from Cooma. The main residence boasts three spacious bedrooms, including a master suite with an ensuite and walk-in robe. Enjoy the warmth of a wood fire in the living room, or unwind in the family bathroom's clawfoot bath. The Tasmanian oak kitchen is a chef's delight, featuring a 5-burner gas cooktop, electric oven, and dishwasher. The home's elegant design includes timber cathedral ceilings and stained glass lightshades, creating a warm and inviting atmosphere. Ducted gas heating ensures comfort year-round, complemented by a 6.6Kw solar system for energy efficiency. Outside, a wrap-around undercover deck offers the perfect spot to entertain or simply soak up the tranquil surrounds. The guest house is a haven in itself, with a large bedroom, mirrored built-in robes, and a timber-lined mezzanine loft. The modern kitchen and open-plan living/dining area provide a comfortable retreat, complete with a wood fire and reverse cycle heating/cooling. For convenience, there's a laundry, storage area, and a handicapped accessible bathroom and doors. The property is beautifully landscaped, surrounded by rock walls and a gravel driveway, adding to its charm. With a garage, workshop, and ample storage options, this property offers a rare opportunity for luxurious country living with the added benefit of a guest house. Don't miss your chance to make this your own private sanctuary.

The Home:- Sold furnished- Master bedroom with ensuite & walk-in-robe- Wood fire and ducted gas heating- Family bathroom with clawfoot bath- Tasmanian oak kitchen - Gas & electric hot water- 6.6Kw Solar- Surrounded by rock walls, paving & gravel driveway

The Guest House:- Sold furnished- Large bedroom with mirrored built-in-robes and ample storage- Timber lined mezzanine loft- Open plan lounge/kitchen/dining- Wood fire with hot water wetback- Reverse cycle heating/cooling

The Property:- Fenced into three paddocks- One paddock with dam- Bore connected to 20,000L concrete tank- Over 120,000L water storage- 3 Bay machinery shed- Raised vegetable beds- Established fruit trees- Mature native trees & shrubs- Excellent internet speed

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.