

# 495 Back Kootingal Road, Nemingha, NSW 2340

HELEN HYTEK

## Acreage For Sale

Monday, 22 April 2024

495 Back Kootingal Road, Nemingha, NSW 2340

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 2 m2

Type: Acreage



Helen Hystek  
0459207128

## Expressions of Interest

Introducing a stunning acreage property nestled on the banks of the Cockburn River near Tamworth, NSW. This property offers the perfect setting for a retirement lifestyle amidst breathtaking botanical gardens and established trees. Alternatively, it's an ideal retreat for a growing family, where kids can roam freely through the gardens, explore walkways, swing from trees, and take refreshing dips in the river. For horse enthusiasts, the property holds exciting potential as a dedicated horse property. With so many possibilities, this property is brimming with potential for your dream lifestyle.

**Property Highlights:**

- ☑ **Charming Homestead with Endless Potential:** Step into a solid brick home radiating character and warmth. With 4 bedrooms and 3 bathrooms, including a master bedroom with an ensuite and a walk in-robe filled with natural light and views of the beautiful garden while all other bedrooms have built-in robes. This lovely home offers comfort and versatility as a vintage-inspired retreat.
- ☑ **Relaxation and Convenience:** Enjoy the convenience of a well-appointed main bathroom with bath, shower, and vanity, complemented by a separate toilet and a spacious laundry with backyard access, ensuring ease of living.
- ☑ **A Culinary Haven:** Delight in a generously sized kitchen boasting plenty of bench space and storage, seamlessly integrated with a casual dining/family area, offering a harmonious space for everyday living and culinary delights.
- ☑ **Cosy Gatherings and Entertaining:** Unwind in the lounge featuring ceiling-to-floor windows framing picturesque garden vistas. With a built in fireplace, custom timber bookshelves, and a dining area adjacent, this space invites intimate gatherings and memorable entertaining.
- ☑ **Versatile Living Spaces:** Discover a huge sunlit rumpus room offering endless possibilities, whether as a home office, gym, media room, or additional living space, providing the flexibility to tailor the space to your lifestyle needs.
- ☑ **Outdoor Bliss and Sustainability:** Entertain effortlessly on the shaded patio, perfect for BBQs and alfresco dining amidst the beauty of the gardens. Enjoy year-round comfort with reverse cycle heating, cooling, and sustainable living with 4 kW of solar power.
- ☑ **Ample Storage, Parking, and Shed:** Benefit from ample storage and parking options, including a three-car internal garage with roller doors and an additional bathroom, and a four-bay shed with power, (two bays open and two with roller doors), ideal for a converted tack room or stables, and a garden shed ensuring all storage needs are met.
- ☑ **Riverside Serenity and Orchard Oasis:** Embrace the serene ambiance of the Cockburn River, offering opportunities for swimming and leisurely swings from tree branches. Explore the orchard boasting 170 olive trees, complemented by an 8-meg river/water license for lush landscapes and abundant harvests.
- ☑ **Ideal for Equine Enthusiasts:** Yarrara presents a picturesque 7 acres with potential to be transformed into a horse lover's paradise. Its well-fit, flat and gently sloping terrain offers the perfect canvas for creating an ideal equestrian haven. It has a lot of space and shelter for horses, rooms for an arena and a round yard etc. Lots of potential here!
- ☑ **A Lifestyle Beyond Compare:** Indulge in a lifestyle of quality, finesse, and unparalleled beauty at 495 Back Kootingal Road Nemingha. Don't miss this rare opportunity to make this extraordinary property yours. For inquiries and viewings, contact Helen Hystek on 0459 207 128