

# 568 Yaouk Road, Shannons Flat, NSW 2630



## Sold Lifestyle

Tuesday, 17 October 2023

568 Yaouk Road, Shannons Flat, NSW 2630

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 44 m2**

**Type: Lifestyle**



Graeme Chippy Boller  
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## Contact agent

Neatly tucked away in a lovely, quiet spot lies this delightful 2-bedroom modern cottage offering either full time living or a great weekend escape. The property is completely off grid (43 K Watts) and comes complete with a back-up generator (7 Kva) and Victron 48-volt inverter. Heating is provided by a cozy, efficient wood fire which can also be used for cooking. The house has been freshly painted and comprises a renovated custom-built kitchen and has doubled glazed windows. Land line. There is a 150m<sup>2</sup> colourbond shed with a concrete floor and power. A large woodshed has also been recently built. Power to shed and house. 110,000 Lt water storage tank. The house and shed are protected by an A1 water firefighting sprinkler system for peace of mind. There is also a permanent dam. Principally bushland rising to 1289m<sup>2</sup> ASL. 1 1/2 km frontage to Yaouk Road. Partly fenced. Located approximately 1 1/2 hours from Canberra and 40 minutes from Cooma NSW, 30 minutes to Adaminaby NSW and approximately 60 minutes to the ski fields of Mount Selwyn and Kosciuszko National Park. This is the perfect opportunity for those wanting both seclusion and privacy. There is an abundance of wildflowers and wildlife, including resident Lyrebirds and is a bird watcher's or nature lovers paradise. Activities in the area include fishing, bush walking, horse riding, hiking, snow skiing and bird watching. "Pacyotl" Yaouk Road, Shannon's Flat is a 110 acre stunning rural destination. Don't miss out on your opportunity to secure a slice of paradise. Lot 28 DP 614833, 44Ha Rates: 1230.00 pa