

580 Gregadoo East Rd, Wagga Wagga, NSW 2650



Sold Lifestyle

Tuesday, 9 January 2024

580 Gregadoo East Rd, Wagga Wagga, NSW 2650

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 40 m2

Type: Lifestyle



Sally Douglas

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Contact agent

Located in the Gregadoo district 21km south east of Wagga Wagga, Copenwelle Springs is in a desirable location. Ideal for those keen to enjoy a rural lifestyle with all the services regional centre Wagga Wagga has to offer, a mere 20 minutes away. School bus at front gate, only 11km to Lake Albert and only 10 minutes to the Wagga airport. The 40*ha farm is suited to mixed farming enterprises, there are four main paddocks, the property has a sound fertilizer history. Established pasture mixes have been sown including phalaris, cocksfoot, lucerne, prairie grass, ryegrass, and sub clover. The vendors run beef cattle and grow hay. Well watered, the local Gregadoo Creek flows through the south eastern corner of the property, where a permanent spring fed dam secures stock water. Water is pumped from the spring to a header tank that supplies the garden and four stock troughs. A second dam is fenced in order to supply three paddocks as required. At the home there are four 5,000 gallon cement tanks that supply fresh rainwater for the household. Farming improvements include- sheep yards with working race & loading ramp- hay sheds x 2- machinery shed- lockable cement floored workshop, with high clearance, mains power, 3 phase power & air conditioning. The homestead sits on a rise overlooking a picturesque Gregadoo landscape, with sweeping lawns and a magic north easterly aspect. The home is of brick construction, has spacious open plan living with floor to ceiling windows capturing gorgeous rural and garden views. There's generous living space, four bedrooms, three bathrooms and an office/studio, excellent for working from home or running your own business. The kitchen will suit entertainer's with the Bosch 1.5 oven, Bosch electric induction cooktop, Bosch dishwasher and the roomy butler's pantry. The spacious master suite is private, has a reading nook, a large walk through dressing room and an elegant ensuite. The roomy second bedroom has an ensuite and walk in robe. Two additional bedrooms share the main bathroom. A large alfresco covered entertaining space overlooks the in-ground saltwater swimming pool, the well established garden features lawns, mature trees and majestic pines along the driveway. Enjoy a Gregadoo lifestyle, arrange your inspection today. For Sale \$2,125,000. All offers in writing to the agent. Terms: 10% deposit, 60 day settlement* approximately