

# 593 Caoura Road, Tallong, NSW 2579



## Sold Acreage

Saturday, 10 February 2024

593 Caoura Road, Tallong, NSW 2579

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 40 m2**

**Type: Acreage**



John Jeffcoat

**\$1,400,000**

Located in the desirable Southern Highlands this property offers the rare opportunity to own the perfect balance of cleared pastured land and pristine natural bush land where a wide variety of native flora and fauna thrive including wombats, kangaroos, wallabies, echidnas and stunning bird life. Perfectly positioned in sought after Tallong 10 minutes off the Hume Highway and within 1¾ hours of Sydney and Canberra makes this 100 acre elevated property the ideal choice. With the perfect north-easterly aspect and lovely valley views this stunning property presents a unique opportunity to secure your own private and peaceful sanctuary perfect for those looking to escape city life. The well-presented 4 bedroom home has been thoughtfully positioned to take advantage of both the aspect and outlook, with 9 foot ceilings and slow combustion wood heating a comfortable lifestyle throughout the seasons is assured. Water is a feature with 90,000 litres of tank drinking water, fully equipped permanent bore and dams. The quality soil and abundance of water has provided the current owner with the opportunity to establish the ideal environment of trees and hedges, lovely gardens with a wide variety of ornamentals, extensive orchard and olive grove plus much more. -Formal entry via covered patio -Large open plan living area with slow combustion heating, air conditioning and access to the wrap around verandah with expansive views -Spacious gas kitchen with excellent cupboards and dishwasher -Master bedroom with ensuite, 2nd and 3rd double bedrooms both with built-in robes, plus 4 bedroom or study -Well-presented fully tiled bathroom and separate toilet -Detached lock-up garage/workshop with remote control door -An abundance of shedding and storage including 6x12 metre steel frame colorbond full lock-up workshop with power and lights, 7x15 metre lock-up shed/storage, plus 7x10 metre 3 sided open front machinery shed With good interest expected inspection is highly recommended based on the vendors realistic expectations to achieve a result having already purchased elsewhere.