

61 Bulong Road, Cooma, NSW 2630

McGrath

Acreage For Sale

Wednesday, 17 January 2024

61 Bulong Road, Cooma, NSW 2630

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: Acreage



Tina Baker

PRICE GUIDE \$1,000,000 - \$1,050,000

Presenting a rare opportunity after 35 years of the current ownership to own your own acreage-style property, that is located in a sought-after location and just on the outskirts of Cooma. The property is meticulously maintained and irrigated for a lush, green landscape that complements the natural beauty of the surroundings. Great features include: *Four bedrooms, each offering ample space. While two feature built-in robes and the main bedroom boasts a luxurious walk-in robe. *Expansive living spaces with two spacious living areas with high ceilings throughout the home, allowing natural light to flow through in every corner. *Reverse cycle heating and cooling system with izone, ensuring optimum comfort throughout the home- all year round. *Gourmet Kitchen: A kitchen adorned with Tasmanian oak elegance, providing vast prep space, abundant storage, and a generous gas stove. *Water Efficiency: 20,000L water tank and an efficient irrigation system for the property's sustainability. Connected to town utilities for water, power, and waste collection. *Immerse yourself in the beauty of established gardens with an extra-large enclosed vegetable garden and numerous fruit trees throughout the property, including peaches, apricots, chestnuts, and apples. *Embrace outdoor living with a wrap-around veranda encircling the home, complemented by a grand roundabout driveway at the entrance. *Ample parking and storage with a detached 2-car garage with an attached 2-car carport, along with a large double garage featuring internal house access. Situated approximately just under a 10-minute drive from the CBD, this property offers a very manageable and level parcel of land. It also offers a blank canvas for the next buyers to create their very own slice of paradise.