

# 73 Cochranes Road, South Wolumla, NSW 2550

## Sold Acreage

Monday, 14 August 2023



73 Cochranes Road, South Wolumla, NSW 2550

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



Peta Burchell



Guy Higgins

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**\$820,000**

Sunnyridge is a lovely family homestead nestled on a picturesque 2.81-hectare (7-acre) property in South Wolumla. This warm family home combines modern comforts with established sustainable homesteading infrastructure in a beautiful quiet location. All the hard work is done with so many extras! Our vendors are motivated to sell and start their retirement adventures. Welcome.... As you wander in from the sunny front yard, you enter the spacious living room with a cosy wood fire which is also heating the bright and cheerful open plan kitchen/dining room. This home is perfect for the growing family with four light-filled bedrooms, all with BIRs, providing a warm and homely atmosphere with loads of storage and space for everyone. The nicely renovated bathroom has a shower, bath and toilet and there is an additional toilet in the separate laundry, with the possibility to convert to a second bathroom. Sunnyridge, aptly named, has a sunny elevated aspect and easy maintenance grounds with fenced home yard; a safe haven for kids and pets. The three-bay shed offers versatile spaces, including a self-contained studio/home office and multiple storage options, a fabulous sauna and there are breathtaking rural views from every outlook. The property boasts sustainability features including; 2 x 100,000 litre water storage tanks, plus another 2000L at the shed, solar power, raised garden beds, chook run and a netted orchard. With 7 acres, it is great for horses, sheep, alpacas or any number of hobby livestock options. Sunnyridge is conveniently located just minutes from Wolumla village, 16 mins to Merimbula and the coast and 20 mins to Bega. Experience the serene beauty of country living at Sunnyridge, where family comfort and sustainable living harmonise. Sunnyridge is priced to sell at \$880,000 and will definitely find its new custodians quickly, so please contact us to view this great property. SO MANY FEATURES: Block Size: 2.81 Hectares (7 acres) Zone: RU1 - Primary Production Large living room 6 x 8m with wood fire and sliding doors opening to sunny entrance patio. Gas outlet for alternate heating. Spacious open plan kitchen/dining room, bright and cheerful. Gas heating and ceiling fan. Fisher and Paykel 2 drawer dishwasher Gas cooktop and Westinghouse oven with separate grill Cork flooring in traffic areas and carpet in bedrooms 4 bedrooms all with BIR and lots of light due to generous windows Scenic rural vistas from each room Generous master with 2 sets of french doors opening onto verandahs Verandahs on each side of house to be able to capture sun/shade Beautiful views in all directions 3 bay approved Shed: Bay 1 - converted to a SC studio/home office/guest accommodation with kitchenette, Nectre fireplace and bathroom. Gas HW Bay 2 - teenage hangout room or storage Bay 3 - Lock up/drive in garage and/or workshop Sauna and outside shower. Bike lock up shed Water Storage: 2 x 100,000L tanks. One concrete and one steel. Electric on demand water pump 2000L tank adjacent to shed Honda 8HP generator for power outage or fire fighting Solar: Shed has 6KVA solar and inverter and house 1 KVA Solar HW and electric booster Enclosed established orchard: plums, pear, apricot, peach, 3 x apples. Fig, 2 x orange, lime and lemon Raised garden beds for vegetables and garden sheds. Property is fenced and has run cattle in the past Call Peta or Guy for more information or if you'd like to have a chat about this property.