

# 734 Monaro Highway, Noorinbee, Vic 3890

## Residential Land For Sale

Monday, 17 June 2024

COAST TO  
COUNTRY REAL ESTATE

734 Monaro Highway, Noorinbee, Vic 3890

Area: 1 m2

Type: Residential Land



Toni Spires

0351069711

**\$209,000**

Discover the perfect opportunity to build your dream home or create a serene weekend getaway with this rural block offered by Coast to Country Real Estate. Nearly four acres in size, the property is in a peaceful and picturesque setting, providing the ideal canvas for your vision, whether you're seeking a tranquil rural lifestyle or an adventurous outdoor retreat. Situated approximately seven kilometres from the charming township of Cann River, this property offers the best of both worlds: a secluded haven, with the convenience of nearby amenities. Cann River provides essential services, quaint cafes and friendly community vibes, making it a delightful spot to visit and explore. With gently undulating terrain, this property presents a multitude of building possibilities (STCA). Whether you envision a cozy country cottage, a contemporary family home, or an eco-friendly hideaway, this expansive land allows you the freedom to design and construct your ideal residence. The absence of close neighbours and farming zoned land to the rear and side ensures privacy and a peaceful atmosphere, making it an excellent location for those seeking solitude and tranquillity. Adventure awaits just beyond your doorstep with a wealth of recreational activities to enjoy. The proximity to the NSW Snowfields offers the perfect weekend escape for snow sports enthusiasts, while the nearby National Park and State Forest provide ample opportunities for hiking, birdwatching, and exploring the natural beauty of the region. Sambar Deer hunting is also permitted in the nearby Cann Valley State Forest whilst there's plenty of tracks for motorbike riders to explore. For those who love fishing, this property is ideally located between fresh and saltwater options. Cast a line in the pristine rivers and streams or venture out to the coastline for some saltwater fishing. The premier NSW trout fishing destinations of Eucumbene and Jindabyne are also only around two hours' drive. The variety of fishing options ensure that every angler can find their perfect spot to unwind and connect with nature. Embrace the serenity of rural living with no close neighbours to disturb your peace. This block of land is surrounded by stunning natural landscapes, offering a serene backdrop for your new home. The lush greenery, abundant wildlife, and clear skies create a haven where you can relax, recharge and enjoy the simple pleasures of life. Whether you're a nature lover, an outdoor enthusiast, or someone looking for a quiet escape from the hustle and bustle of city life, this property has something for everyone. The nearby National Park and State Forest provide endless opportunities for exploration and adventure, ensuring that you'll never run out of places to discover. Don't miss out on this rare opportunity to secure a sizeable block of land with endless potential. Contact Coast to Country Real Estate today to arrange a viewing and start planning your future in this idyllic rural retreat. Please click the link to view our Virtual Tour online. For more information or to book a private inspection seven days a week, please call Toni on 0468 947 942.