

8 Butterfactory Lane, Oberon, NSW 2787



Acreage For Sale

Tuesday, 30 April 2024

8 Butterfactory Lane, Oberon, NSW 2787

Bedrooms: 3

Bathrooms: 1

Area: 1 m2

Type: Acreage



Dallas Booth
0427668335

Auction - Friday 7th June from 10:30am

Nestled in the highly renowned Central Tablelands High Country, a mere 9.3*km from Oberon, and only 179.3*km from the heart of Sydney, you will find 'Cooinda' - the perfect family home, private rural retreat, or Air Bnb opportunity. Set on a picturesque 4* acres with a stunning northerly aspect, amongst a tranquil established garden, and with sound water security - all the hard work has been done for you! You are now offered this rare opportunity to call 'Cooinda' your own in this tightly held region. • Charming North facing brick home, comprising of three bedrooms, one bathroom, open plan living kitchen and dining room complimented with an open front veranda. • The home has many recent improvements - new flooring, carpet and paint throughout, while the kitchen has new benchtops and a dishwasher installed. • Three generously sized bedrooms, all with built-in wardrobes, new carpet and paint. • Enjoy the cooler months while relaxing next to the slow-combustion wood fire. • The established garden has been meticulously cared for, with cool-climate trees, flowers and shrubs allowing for low maintenance. Feel at ease while taking in the peace and privacy this garden setting exudes or enjoy quality time with friends and family and take in the views of the rolling countryside in the gorgeous BBQ area. • A fenced-off pet enclosure offers the ideal chicken coop or dog run, while a designated veggie patch offers you the opportunity to enjoy your own produce. • A coniferous tree line offers privacy along the western side - between the home and the remainder of the property. • A beautiful large dam that is fed by a spring gully offers water security even in the dryer times and a great spot for swimming in the summer. The overflow from the dam trickles down through the property into a creek, creating a nice water feature. • A large 18*m x 10*m machinery shed offers plenty of storage, or the possibility of a second dwelling, with plans for a dual occupancy discussed with council, (STCA). • The remainder of the property is heavy, fertile soils and arable land with scattered large native eucalypt trees, ideal for running some cattle or sheep if you desire. • Excellent access with bitumen road to the front gate. • For the astute buyer looking for an investment or Air BnB opportunity, this property is located a stone's throw away from many of the district's tourist attractions - being less than 5* minutes from the beautiful Waldara Wedding and Function venue, 10* minutes to Jenolan Caves and only a short drive to Mayfield Gardens, the Fish River, Kanangra Walls, countless forests and river systems for fishing, mushroom picking, bushwalking, horse riding, 4WDing and many other recreational possibilities: making it ideally located for short term accommodation purposes. This fantastic property really does tick all the boxes. A lovely home and acres in a picturesque setting. Smaller acre properties the calibre of 'Cooinda' rarely come to the market in this tightly held region within easy reach of Oberon and Sydney. We thoroughly recommend you take advantage of this great opportunity to secure such a rare property. Book an inspection today!! Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.