

**815 Avonside Road, Avonside, NSW 2628**

**McGrath**

**Sold Lifestyle**

Monday, 15 April 2024

815 Avonside Road, Avonside, NSW 2628

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 40 m2**

**Type: Lifestyle**



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**\$1,800,000**

Two iconic views available from the house site look west for Snowy Mountain main range views with Perisher prominent or look east for Monaro Plain views with The Brothers prominent • 100 acres/40ha rural property with an RU1 zoning (Primary Production) • 20-minute drive to Jindabyne & 45-minute drive to Perisher & Thredbo ski resorts • 4 bedroom 2 bathroom western red cedar clad timber framed home with scope to renovate, extend or build up & offering some of the best views in the Snowy Mountains • Main bedroom has ensuite & walk-in robe • Separate internal laundry • Fan forced slow combustion fireplace in main living area • New 315lt electric off-peak hot water also heated by wetback wood heater from kitchen • Metal Dynamis Gourmet wood stove/heater + electric stove in kitchen area • 3 electrical circuits being 'peak', 'off-peak' and 'controlled load' (useful for reducing power bills) • Fujitsu split system reverse cycle Air Con & heating • Septic tank with new absorption trenches added in 2022 • Approx. 80,000lt rain water storage via 3 linked tanks • A domestic supply bore that provides crystal clear drinkable water to the house & garden (lab tested) • Wireless high speed NBN with line of sight to transmission tower • Mobile phone service at the house site • Dual occupancy possible subject to council approval (STCA) • The residence sits on a 1,200m ridgeline (ASL – the real Altitude above Sea Level) • Stunning 360-degree views encompassing Mount Kosciuszko & the Snowy ranges to the west & across the Monaro Plains to the coastal escarpment in the East with Dalgety & the Boco Rock wind farm prominent. • Numerous outbuildings including a 18m x 9m multi-purpose farm shed with concrete floor with a 2-stand raised board shearing stand under the same roof line. The raised platform is capable of holding 120 woolly sheep under cover. • Sheep yards, race & holding pens capable of working 200 head (sheep) • A 5m x 7.5m steel workshop/garage with work bench integrated into workshop with storage cabinets built in – can store 1 vehicle and up to 3 motorbikes • 20ft container & carport • Enclosed greenhouse & vegetable patch with fully fenced garden area • Enclosed firewood storage shed – holds approximately 8 ton of firewood • Secure fox proof chicken coop • 6 fenced paddocks including a dedicated horse paddock all offering stunning views • 3 water storage dams, 1 bore & spring fed 5,000lt