

88 Poveys Road, Colinton, NSW 2626



Acreage For Sale

Wednesday, 3 April 2024

88 Poveys Road, Colinton, NSW 2626

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Acreage



Chris Churchill

0417080460

\$880,000

Situated high up on the hill with stunning 180-degree views across the valley to the Clear Range Mountains beyond this beautiful property is an ideal hideaway from city life but still within an easy 40-minute drive to Canberra or 35-minute drive to Cooma. The home itself is a multipurpose design effectively split in two. Offering over 192 sqm of space, on one side is a roomy two-bedroom home with large open plan living with slow combustion wood fire and ceiling fan, two good sized bedrooms, very large kitchen with plenty bench and cupboard space including dishwasher and fridge plus sliding doors off the living area letting the light shine through all taking in the beautiful views. The 2-bedroom home section/side of the building is also fully insulated in walls and ceiling. On the other side of the home section is a huge open space/multipurpose room currently used as extra living/rumpus room with ceiling fans that could be used for a number of other purposes including expanding the home side. This section also includes a small storage room plus a second larger storage room (with sink) that can also be used as a small workshop. Additionally attached to the building is a separate, fully enclosed BBQ room. Note: The overall building is not approved as a living space, furthermore under current council zoning minimum lot size rules the block does not qualify for a building entitlement. The property offers 100 acres (40.47 hectares) with a combination of mountainous hillside, open paddock space and treed woodland areas well suited to run a few stock or horses. For the gardener or as a hobby the property includes hundreds of well-established nut and fruit trees including over 250 x Hazel nut trees, 100+ Olive trees, 90+ Persimmon trees, Chestnut trees and a variety of fruit trees: Pear, Apricot, Quince and Plum trees. Other infrastructure includes:- Large machinery shed with undercover parking for tractor and other machinery - Includes 2 x Old Caravans, generator, old backhoe, Mule buggy, 1 x 20" shipping container.- Water storage - includes 2 x Bores. The main bore at 70 metres includes electric pump and can run manually or automatically, the second at 165 meters is functional but requires a pump. 3 x water tanks: 150,000Lts + 22,000Lts + 5,000Lts- 1 x large dam- 250 Litre Hot water - Mains Power to the house and machinery shed Lot 40 DP 750533 & Lot 3 DP 866181 Rates: \$1,424.00 PA Zoned: RU1 Primary Production (Snowy Monaro Regional Council) Call Chris Churchill for more details 0417 080 460