

91 Warralong Road, Cootamundra, NSW 2590



Sold House

Wednesday, 22 November 2023

91 Warralong Road, Cootamundra, NSW 2590

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 8 m2

Type: House



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Contact agent

Flemings Cootamundra is pleased to present 91 Warralong Road, Cootamundra to the market for sale. Boasting magnificent views of the entire town of Cootamundra and situated on 20 acres within the town limits, this absolute rarity is ready for you to inspect. The perfect property for those looking for a rural escape offering the purchaser the ability to wake to the serene beauty of nature every morning. Features Include:- 20 acres* total land area- Four bedroom, three with built-ins- Two bathrooms- Two separate living areas- Fully renovated kitchen- Storeroom with functioning Coolroom- Spa and heated pool - Expansive outdoor entertaining area- Large caravan parking bay- Double garage with attached carport- Second carport adjacent to main house with two extra covered car spaces at the rear- Ample amounts of water storage, 140,000litres*- 10.2kw Solar panel system installed with an 8.2kw inverter- Year round comfort with new wood heater, ducted evaporative cooling and large reverse cycle conditioner- Transportable one bedroom unit current market rent is \$270pw This property can also be seen as an entertainer's palace with two internal living spaces, an outdoor area overlooking the town and the choice between a swim in the heated pool or a relaxing session in the spa. Only 1.5km* to local golf course, 1.7km to the hospital and 2.8km* to the CBD, this is the definition of prime location given the size of the property on offer. Call Flemings Cootamundra now to arrange an inspection! *approximately" All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."