

**1393 Numeralla Road, Cooma, NSW 2630**

**McGrath**

**Acreage For Sale**

Tuesday, 25 June 2024

1393 Numeralla Road, Cooma, NSW 2630

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 42 m2**

**Type: Acreage**



Shannon Fergusson  
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## GUIDE \$1,250,000 - \$1,300,000

Nestled in a beautifully private location just 12km from Cooma's CBD, 'Snow Gums' boasts the perfect rural ambience for a relaxed family lifestyle, living amongst 104 acres of scenic native country along with some open grazing areas. The private driveway meanders through stands of native Snow Gums leading to a beautiful home setting surrounded by mature gardens.\* Modern & Appealing rendered double brick residence \* New & modern open plan kitchen (including brand new Smeg cooker) family & dining space drenched in natural sunlight. \* New double-glazed windows throughout plus ducted combustion wood heating\* Large second living room with gas log fire - an ideal second area for kids\* 4 generous sized bedrooms plus study or 5th bedroom - master with ensuite and walk in robe - second master with ensuite\* Large family bathroom\* Internal laundry\* Huge mudroom with ample storage off garage and entry\* Great outdoor entertaining areas with fire pit and pizza oven\* Double garage under roof with internal access\* 9 kW solar system - 3 phase power\* Evacuated tube solar hot water system with gas booster \* Large 3 bay machinery shed\* Great old shearing shed with adjacent concrete area\* Chicken coop and woodshed \* Irrigated, lush lawns and garden with established fruit trees\* Tank and bore offer great water security'Snow Gums' offers a great family lifestyle in a hard to find but highly sought after location to Cooma.