

Address available on request, Cooyar, Qld 4402



Sold Lifestyle

Tuesday, 5 March 2024

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Bedrooms: 2

Bathrooms: 2

Area: 28 m2

Type: Lifestyle



Kevin Perry

\$630,000

This property is a very convenient 650metres off the New England Highway, so it is location, location location! There is just so many features to fall in love with, but don't take our word for it ... please make an appointment so we can show you around! Elevated with stunning mountain views plus superb sunrises and sunsets. Good access to the front gate with a hard gravel road to the property. All weather driveway to the dwelling – recently graded and water diverts put in place to minimise future erosion. (Done only 12 months ago by a professional earth mover from Crows Nest.) Water: There are 3 Rainwater Tanks totalling 135,000L. The dwelling has two 45,000 litre water tanks interconnected with a pressure pump. (90,000 litres). One of the tanks is only 10 months old. All down pipes and guttering have been professionally plumbed into the tanks. The Shed also has one 45,000 litre tank. In the back paddock there is a cased bore (no pump) has been tested and has water at 18ft to a depth of 47ft. There are also two Turkey Nest Dams above this bore point. They do carry water from time to time. There are several good catchment areas for future dams if required. Fencing: There is fencing across the whole of the property. The property is not divided into any paddocks. Terrain: The cleared paddocks are very clean and don't have any rubbish or fallen trees across them. We can drive around the paddocks in a 4WD with no stumps etc. Buildings: Main Dwelling is approx. 27 metres in length with a verandah running the whole length – all under cover and weather proof. The building consists of a large open plan living area plus 2 large ensuite bedrooms, walk in robe and a good sized laundry off of the kitchen. Size of dwellings to be provided when up there next. Kitchen and Living Area: Gas upright stove with electric oven, Ikea Kitchen with good bench space and storage, fridge recess in kitchen. Wood Burner Fire Place, large picture windows and French Doors, barn doors to Bedrooms. Bedroom 1: King sized bedroom, picture windows plus French Doors to verandah, walk in robe/storage room and ensuite with new flushing toilet, separate shower and vanity. Bedroom 2: King sized bedroom, large picture windows plus French Doors to verandah, ensuite with new flushing toilet, separate shower and vanity. Laundry: Massive room suitable for washing machines, dryers, storage, etc. Energy: Fully Off Grid Solar System set up with 10kw lithium battery storage system. Electricity does run through the property and can be easily connected if desired. Septic System: Installed approximately 10 months ago by a professional plumber. Septic Tank and Trench system. * All new down pipes and gutters connected to both tanks at house.* Large 4 bay steel shed with extra height: 2 Extra height roller doors, 2 enclosed rooms – have been used for kitchen and bedroom.* Wood burner fire place.* Solar to battery inverter system in place. * 45,000 litre Rain Water Tank off of Shed. Facilities: * NBN connected to the property and mobile reception from all providers* Australia Post mail to gate* Primary School Nearby at Cooyar – 5kms.* Pub at Cooyar – great pub meals and coffee 7 days a week 41km to Crows Nest. Inspection By Appointment For all enquiries call Kev on 0408 108 785. www.remaxcountry.com.au 'Where a handshake still matters'. * Please note our photos are not enhanced. * Rates approx \$556 per half year * All care is taken when accessing information and sharing it however it is in the buyers best interest to make their own enquiries and obtain legal advice.