

**Address available on request, Delegate, NSW 2633**



**Sold House**

Friday, 25 August 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2 m2**

**Type: House**

## Contact agent

Phone enquiries - please quote property ID 31373. THIS PROPERTY IS CURRENTLY UNDER NEGOTIATION Late 1800s Period Residence on over 400m of Delegate River Frontage. Meticulous renovation throughout. 'Glenora', set on 7 acres on the outskirts of Delegate, NSW, boasts rural living at its best. Spectacular views. Town water, town sewerage, NBN, rubbish collection and mail delivery. Excellent mobile phone range over the entire property. The charm of yesteryear with all the modern conveniences. Ornate fireplaces, high ceilings, polished boards, and all high-quality period-style fittings. 2 Combustion wood heaters, ducted heating and cooling throughout. Magnificent country kitchen with electric and wood stoves, dishwasher and large walk-in pantry. Charming bathroom with a claw foot bath and separate shower. Four generous-sized bedrooms, main dining and stately front parlour with bay window. The River is beautiful and you have full access along the entire length of the property. A kayak launch cove and several swimming and fishing holes. Your very own campfire area and camping flats. Three good-sized paddocks with excellent fencing and gates. Vegetable garden, 2 greenhouses, netted orchard, chicken run and grassed basketball area. Large insulated shed with a workshop including toilet, split system, wood combustion heater and extra laundry. Extra machinery/hay shed and tack room. Regretful sale, Moving overseas. Previous owners of 20 years did not spare any love or money on this graceful renovation. Nestled in the hills of the Snowy Monaro Shire, close to National Parks, a nature lovers paradise. 2 hours to the snowfields, 1 1/2 hours to the beach, and 2 1/2 hours south of Canberra. The option of purchasing fully furnished with all garden equipment and a small flock of self-shedding sheep. Please be advised, inspection is only open to parties with approved finance. Make contact anytime for an inspection at a convenient time for you. Thank you. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.