

# Address available on request, Tumbarumba, NSW 2653



## Lifestyle For Sale

Monday, 11 December 2023

Address available on request, Tumbarumba, NSW 2653

Area: 117 m2

Type: Lifestyle



No Agent Property NSW  
1300594794

**\$1,100,000**

Phone enquiries - please quote property ID 32699. "SUNRISE" is 290 Acres (117.4 ha) with 1.4 kilometres of river frontage on Paddy's River in the Snowy Mountains of NSW Tall Old Growth Montane Forests with the Best Private Swimming and Fishing on Paddy's River. Secluded, yet Accessible. Only 25 minutes from Tumbarumba, 10 minutes from the school bus. 14 km on bitumen and 9 km all-weather formed gravel road to the boundary. Prepare for Climate Change with Water Security and Fertile Basalt Soils. Escape the ever-increasing heat of summer with an Average Altitude of 1000m and a Temperate Climate. An ideal Rural Retreat property for Homesteading. Approximately 10 ha partially cleared with two sheltered, idyllic house sites and a fishing camp on the river with a caravan. Mobile phone reception over much of the property. Tall Old Growth Montane Forests of Mountain Gums and Narrow Leaf Peppermint. Abundant wildlife and Biodiversity. Magnificent views of NSW and Victorian Mountains as you travel to and from the property. A night you can see the distant lights of Cabramurra. This is the first time this land will be sold in 50 years. A unique opportunity to escape the rat race and own a piece of paradise on Paddy's River. Ideal for Homesteading or a Rural Retreat. **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.