

"Happy Valley" 185 Bushrangers Hill Road, Adaminaby, NSW 2629

Sold Lifestyle

Tuesday, 15 August 2023

"Happy Valley" 185 Bushrangers Hill Road, Adaminaby, NSW 2629

Bedrooms: 15

Bathrooms: 7

Area: 7 m2

Type: Lifestyle



Aaron Mackay



Maddy Kirshner
0457167435

Contact agent

• Approximately 7.23 hectares or 17.87 acres. • Located only a few minutes drive from Adaminaby and Lake Eucumbene, within striking range of Mount Selwyn Resort, Kiandra Goldfields, all located within Kosciuszko National Park, Murrumbidgee River and some of the best fishing in the district close by. • About 35 minutes to Cooma, Cooma Airport, privately operated Adaminaby airfield just up the road. • Set in the picturesque 'Happy Valley', just off Bushrangers Hill Road, offering some magnificent mountain views and desirable northerly aspect. • Four original dwellings totalling 14/15 bedrooms historically sleeping up to 35 guests, 7 bathrooms, 4 kitchens, plenty of living and storage space. • Purpose built function centre with space for a commercial kitchen (just needs to be fitted out), dining room featuring a large open fireplace, huge shed space, 3 bathrooms including 7 WC and one shower on the ground floor. The upper level was originally designed as office space or a manager's residence, 2 bedrooms, wet bar or kitchenette plus a full bathroom. • Further infrastructure includes blacksmith shop, old kitchen building, grain storage shed, stone dairy, workshop, double garage plus carport for six. • Mains power, town water, landline, phone, satellite, internet and Telstra mobile reception. Agents Comments: "Happy Valley" is only being offered for sale for the second time in its long history, originally forming part of a much larger holding owned by one of the early settlers to the mountains. Since the early 1980s, "Happy Valley" served as tourist and at times staff accommodation. In recent times, "Happy Valley" was utilised as workers accommodation. Due to management at the time, there are some works to be done before returning "Happy Valley" to its former glory and exceptional financial returns. Our vendors have instructed us that "Happy Valley" will and must be sold, so don't miss this opportunity and book your own private inspection now!