

"Hilltops" 262 Cooringle Road, Harden, NSW 2587



Lifestyle For Sale

Wednesday, 24 April 2024

"Hilltops" 262 Cooringle Road, Harden, NSW 2587

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 16 m2

Type: Lifestyle



George Southwell

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Auction - Must Sell

Escape the hustle and bustle and embrace country living in this charming 3-bedroom, 1-bathroom home nestled on a sprawling 16.19-hectare property. Boasting modern comforts and ample space, this property offers the perfect blend of serenity and convenience. Key Features:

- **Modern Home:** Built in 2013, this well-maintained home offers comfortable living with three spacious bedrooms, ideal for families or those seeking extra space.
- **Year-Round Comfort:** Stay cozy in any season with reverse-cycle air conditioning, ensuring comfort all year round.
- **Expansive Shed:** A massive 11mx7m shed with 240V power awaits, featuring one closed bay for secure storage, perfect for hobbyists, car enthusiasts, or as a workshop.
- **Solar-Powered:** Benefit from sustainable living with 20 solar panels installed, reducing energy costs and environmental impact.
- **Prime Location:** Conveniently located just 25 minutes from Young and Cootamundra, and within easy reach of Yass and Canberra, enjoy the best of both worlds with access to amenities and the tranquillity of the countryside.
- **Versatile Land:** With ample space to roam, run the stock of your choice or explore endless possibilities for farming or recreational pursuits.
- **Family-Friendly:** Kids can catch the school bus into town, providing easy access to education while enjoying the rural lifestyle.
- **Motivated Sellers:** Owners are eager to sell as they embark on their retirement journey down the coast, making this a rare opportunity to own a piece of countryside paradise.

Don't miss out on this opportunity to secure your dream rural retreat. Contact us today to arrange a viewing and start envisioning your future in this idyllic setting. Fulfill your retirement dream with this must-sell property!