

10 Charles St, Kangiara, NSW 2582



House For Sale

Tuesday, 2 July 2024

10 Charles St, Kangiara, NSW 2582

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2020 m2

Type: House



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0262263338

Contact Agent

Your Perfect Country Retreat \$520,000- \$545,000 Escape the hustle and bustle of city life and immerse yourself in the serene beauty of rural living with this charming country retreat. Nestled in a picturesque setting with easy access to both Yass and Boorowa, 'Shermara' offers the ideal sanctuary for those seeking relaxation, adventure, and the joys of country living. Enjoy the best of both worlds with convenient access to Yass and Boorowa, known for their historic charm, local markets, and friendly communities. Whether you're looking for your dream home, a cozy weekend getaway or a venue to host special events, this property will certainly delight. Master bedroom has built in robe, bedroom 2 has access to the front porch with the third bedroom being converted to a dressing a room, plus a study or guest bedroom also having access to the front porch there's plenty of space for family and friends to unwind. Step back in time and experience the nostalgia of yesteryears with the original Kangaria general store dating back to 1900, one of the very few buildings surviving from the mining settlement. Embrace sustainable living with solar power and stay connected with high-speed NBN internet access, ensuring comfort and convenience in this rural retreat. The wood fire stove in the kitchen is perfect for cozy evenings spent cooking and sharing stories with loved ones. The warmth of the fire creates a welcoming ambiance that's hard to resist. Explore the expansive grounds and soak in the natural beauty that surrounds you. Whether it's stargazing under the clear night sky or enjoying a leisurely stroll through the countryside, there's no shortage of outdoor adventures to be had. Take advantage of the growing popularity of short-term rentals by transforming this property into a charming Airbnb destination or a sought-after function centre for weddings, retreats, and special occasions. Don't miss this opportunity to own your own piece of country paradise. Whether you're seeking a weekend escape or a new lifestyle, this property offers endless possibilities. Contact me today to arrange a viewing and start living the country dream!

At a glance
Location- Yass 33kms, Boorowa 20kms
Land Size- 2020m²
Lot/DP- 9&10 Sec1 DP 758552
Year Built: Circa 1900's approx
Heating/ cooling- Gas heating, wood fire stove, ceiling fans, RCAC
Water- 100,000 litre with pump
Effluent- Septic system
School Bus- Yass and Boorowa
Mail delivery- Daily
NBN
Solar- 6.6kw