

11 Reservoir Lane, Tumbarumba, NSW 2653



Lifestyle For Sale

Sunday, 23 June 2024

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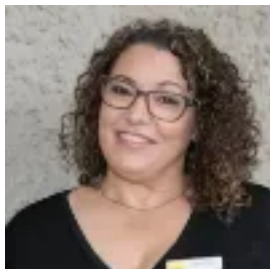
Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 7 m2

Type: Lifestyle



Mellisa Meli

0269483322

\$795,000

Welcome to your slice of paradise in the charming rural town of Tumbarumba! This exceptional property offers a unique blend of tranquillity and convenience, making it the perfect retreat for those seeking a serene lifestyle with easy access to modern amenities.

Property Features

- **4 Bedrooms:** Each bedroom comes with built-in wardrobes, providing ample storage space and comfort.
- **High Ceilings & Large Windows:** Enjoy the airy, open feel of high ceilings and the abundant natural light from large windows that perfectly frame the picturesque surroundings.
- **Private & Secluded:** Nestled behind an established garden, this home offers the utmost privacy, allowing you to unwind in your own personal haven.
- **Over 19 Acres:** The property boasts an impressive 19.77 acres of undulating land, featuring a balance of cleared areas and native gums.

Location Highlights

- **Convenient Access:** Just a 3-minute drive to Tumbarumba's main street, where you'll find shops, cafes, and local amenities.
- **Central to Major Cities:** Only 75 minutes to Wagga Wagga or Albury, and a 3-hour drive to Canberra, offering the perfect balance of rural living with city accessibility.
- **Picturesque Pound Creek:** The property boundary ends on the serene Pound Creek, an ideal spot for family picnics, relaxation, and nature appreciation.

Potential Uses

- **Market Garden:** The rich basalt soils provide an excellent opportunity for a thriving market garden, perfect for those with a green thumb.
- **Small Livestock Holding:** The expansive land and diverse terrain make it suitable for a small livestock holding, offering versatility and potential for agricultural pursuits.

This gem of a property is more than just a home; it's a lifestyle. Whether you're looking to embrace rural living, start a new agricultural venture, or simply enjoy the peace and beauty of Tumbarumba, this property has it all. Don't miss out on this rare opportunity to own a piece of paradise. We look forward to showing you this great little gem! Contact us today to schedule a viewing and take the first step towards making this property your own.