

**2285 Emmaville Road, Glen Innes, NSW 2370**



**Lifestyle For Sale**

Friday, 5 July 2024

2285 Emmaville Road, Glen Innes, NSW 2370

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 40 m2**

**Type: Lifestyle**



Daniel Hayden  
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**\$350,000**

Escape to this secluded 100ac (approx.) bush retreat nestled just north of Glen Innes, NSW. Offering a tranquil getaway just 25 minutes from town. This property is ideal for those seeking self-sufficient bush living with the comforts of a well-equipped cottage, sold as is with the equipped furnishings, walk in walk out. Key Features: -40.47 hectares (approx. 100 acres) - Located only 25 minutes from town - Cottage: 2-bedroom unapproved cottage perfect for use as a getaway or off-grid living - Complete solar system with panels, inverter, and new deep cycle batteries. - Kitchen with gas fridge, and slow combustion stove. - Open living area with wood heater for cozy warmth. - Separate bathroom with new septic system and plumbed toilet, shower ready for tiling. - Private dam near the cottage, suitable for fishing. - Cleared paths doubling as bike trails for easy access and firewood collection. Current cottage isn't approved, although a building entitlement available, offering potential for further development. Abundant wildlife including deer and kangaroos; perfect for hunters and outdoor enthusiasts. Peaceful and secluded location, ideal for connecting with nature. This property is a haven for those who cherish privacy, nature, and the allure of off-grid living with modern conveniences. Whether you seek a weekend retreat or year-round residence, this bush block offers endless possibilities for relaxation and outdoor adventure. Get in touch with the team at CWP to book and inspection or find out more