

# "Hylands" 3657 Shannons Flat Road, Shannons Flat, NSW 2630

**KIRSHNER MACKAY**  
Property & Livestock

## Lifestyle For Sale

Thursday, 4 July 2024

"Hylands" 3657 Shannons Flat Road, Shannons Flat, NSW 2630

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 2 m2**

**Type: Lifestyle**



Aaron Mackay  
0264566783

## Online Auction - Tuesday 13th August 2024

Renovators Delight! • Approximately 2.53 Hectares or 6.25 Acres • Located some 30 minutes drive north of Cooma. • Circa 1950's 2 bedroom cottage, timber floors throughout. • Kitchen dining open plan. • Indoor bathroom. • Mains power, single phase, landline phone. • Rainwater tank. • Excellent dam and spring. • Two workshops, sheds or garages. • Fenced into one paddock. Agents Comments: "Hylands" is located a comfortable drive to Cooma and Adaminaby alike as well as 1 ¼ hours or so to Canberra. Perfectly situated for those looking to add value. "Hylands" would make a great getaway close by to some of the best fishing in the Snowy's, alternatively renovate and make it your permanent home. Zoned RU1, a detached dual occupancy is possible under the current LEP subject to all relevant approvals of course. Build your dream home, plus get some rental income from the original cottage. This property must be sold so don't hesitate and contact our sales team now!