

"Yanga" 2049 Middlingbank Road, Middlingbank, NSW 2630

Lifestyle For Sale

Friday, 8 March 2024

"Yanga" 2049 Middlingbank Road, Middlingbank, NSW 2630

Bedrooms: 3

Bathrooms: 1

Area: 55 m2

Type: Lifestyle



Nick Kirshner
0416287829



Aaron Mackay

Online Auction - 9th April 2024

• Approximately 55.56 hectares or 137.24 acres. • Located about 30 minutes drive west of Cooma and approximately 20 minutes drive north of Berridale. Overlooking Eucumbene Dam to the north and the snow capped ranges to the west during the winter months. • Circa 1950s built concrete block home extended about 1990s, 2/3 bedrooms, 2 spacious living areas, formal dining, huge walk in robe, bathroom, mudroom, laundry and galley style kitchen. Undercover car port with direct access to mud room, separate main or guest entry. Three wood fireplaces. • Fenced into 5 paddocks, reliable water a big feature boasting 5 dams, spring, bore, windmill, 3 troughs, 2 x 20,000L water tanks. • Woolshed in need of some minor repairs, otherwise functioning, steel sheep yards. • Lightly timbered, owner estimating about 95% grazable. Agents Comments: An excellent opportunity to acquire a high quality rural holding, a little off the beaten track, yet close to the action with good bitumen road frontage. Zoned RU1 with a dual occupancy possible under the current LEP, subject to approvals from all relevant authorities of course. Boasting excellent mountain views, a stone throw from some of the mountains best fishing, the major snow resorts within an hours drive or so. Held in the same family for over 40 years, our vendors retired and ready to move on! Don't miss this one, you could be another 40 years or longer next time! Contact our sales team now for your own private inspection!