



COOMA
718 Snowy Mountains Highway

3  1  1 

Just a Hop and a Step out of Town!

Here is an opportunity to have a home on a small acreage property with highway frontage.

Land area – 6974 sq metres (1.75 acres)

Location – 7 kms from Cooma

The property is fenced and comprises a paddock for animals and a house yard.

The masonry block and fibro cottage offers an open living area with kitchen, dining and lounge all in one room.

It is all made cosy with a large wood heater.

The three bedrooms comprise 2 smaller ones and a much larger one.

The bathroom has a shower, toilet and vanity.

At the rear of the cottage is an ex-cool room (solid block) which is used for a store room.

Electric hot water. 8 solar panels and an inverter feeding back to the grid.

5 small sheds. Fresh water from 3 tanks (32000 litres).


Fruit trees – 5 Different fruits.

Note – The vacant paddock and highway frontage may give opportunities for a highly visible home industry.

Property ID:	L1133047
Property Type:	House
Garages:	1
Land Area:	6974.0 sqm

AGENT

Don Menchin

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Price – \$320,000

Agent – Don Menchin 0413 028 795

Inspect – By appointment