

Property address	621 Snowy Mountains Highway, Cooma
List Price	\$1,100,000
Inclusions	Refer contract
Zoning	RU1 Primary Production
Plan	Lot 11 DP 603584
Lot size	7.5 Ha
Council rates	\$1,140.45 per annum approx.
Current occupancy	Vacant possession

The Good Life!

Located just 6 kilometres south of Cooma on a picturesque 18 acres. With bore water feeding to gravity fed tanks, ample solar array with grid connection, hydroponic greenhouses for year round personal and if desired commercial production, running self replacing meat sheep this property allows for a sustainable, green and economic lifestyle.

The home - Three bedrooms - Spacious lounge - Galley style kitchen with views overlooking the mountains - Two bathrooms - Pellet heater and reverse cycle aircon - Enclosed verandah - Under cover patio - Under cover front verandah - 9.8kw Solar system with battery.

External - 5 main paddocks all fenced and watered - House yard with established gardens - Hay shed & animal shelters - Machinery sheds and garden sheds - Cool room and meat house - Packing plant & equipment to package dried herbs - Bore - Gravity fed water storage tanks - Two hydroponic greenhouses - Glass house - Established vegetable patches - Orchards - chicken coop.

Ideally located close to Cooma (schools, shopping and hospital) with ease of access to the Snowy Mountains, South coast and Canberra you can opt in or out of mainstream living at will.

Contact the exclusive listing agent for your appointment to inspect.

Contact: Ben Clancy- 0429 205 720; ben@jre.net.au



621 Snowy Mtns Hwy
Pine Valley

Floor Area Information

Floor areas include footprint of interior walls.

White regions are excluded from total floor area.

Room dimensions are largest length and width, parts of room may be smaller and area is not always equal to sum of length and width.

These floor plans should be used for illustrative purposes only and all dimensions should be checked onsite.

Main Floor Exterior Area 123.39 m²

Interior Area 115.50 m²

