



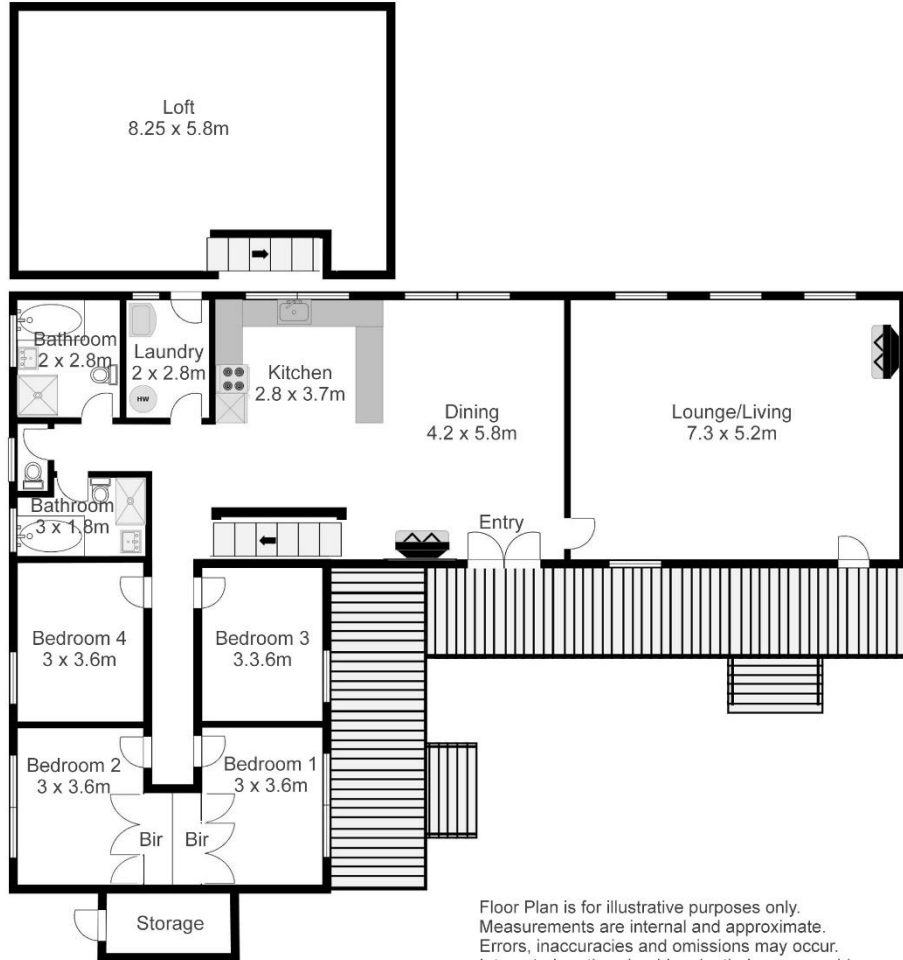
Property address	62 Matong Road, Numbla Vale
List Price	\$620,000
Inclusions	Refer contract
Zoning	RU 1 Primary Production
Plan	Lot 1 DP 719016
Lot size	2.46 Ha
Council rates	\$1,488.00 per annum approx.
Current occupancy	Vacant possession

Presented for sale is "The Old School House" Numbla Vale, located 40 minutes south east of Jindabyne and just 20 minutes from the rural village of Dalgety. 62 Matong Road possesses sweeping views over the surrounding rural country side and on up to the Byadbo Wilderness Area combined with southerly views to Mount Pilot in Victoria. Surrounded by 6 acres of arable land this is a great opportunity to acquire a base for ski holidays and is ideal for bike and horse riding or just soaking in the serenity. Dating back to 1879 the iconic building, formerly Numbla Vale Public School, sits majestically overlooking the Monaro Plains. The building is a combination of stonework and timber construction with timber verandah and iron roof. North facing and renovated over the years into a four bedroom two bathroom home with three large living areas over two levels, it boasts original stone work, vaulted ceilings and open plan kitchen and dining areas. The house is spacious throughout with generous size bedrooms and has abundant natural light to all rooms from the large timber windows. Enjoy magnificent rural views from every part of the property which has Numbla Creek on its western boundary. Water supply is from roof catchment and there is a chook shed along with vegie gardens to grow produce to your hearts content. "The Old School House" would be ideal for those looking to get away from the madding rush, where you can relax, soak up the peace and quiet and still be only an hours drive from the ski resorts of Thredbo and Perisher.

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



62 MATONG ROAD
NUMBLA VALE
2628



Floor Plan is for illustrative purposes only.
Measurements are internal and approximate.
Errors, inaccuracies and omissions may occur.
Interested parties should make their own enquiries.

Internal area: 210sqm approximately