

28 Boonderoo Road, Tumut, NSW 2720

House For Sale

Wednesday, 8 January 2025

28 Boonderoo Road, Tumut, NSW 2720

Bedrooms: 4

Bathrooms: 3

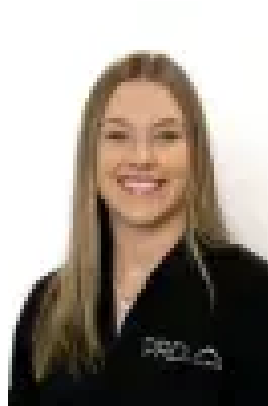
Parkings: 3

Area: 3 m2

Type: House



Jed Masters
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Maddi Sutton
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\$1,650,000

Positioned on an extremely generous allotment of approximately 9.8 acres and boasting a uniquely designed solid brick family home, 28 Boonderoo is an opportunity not to be missed. Boasting a free flowing, sun-filtered, four-bedroom, three-bathroom family home and set upon a generous small acreage allotment on the very edge of the picturesque township of Tumut, you will love the endless possibilities of 28 Boonderoo Road. Being offered to the market for the first time since the original build, you do not want to be beaten by your competition. Call today to book your inspection and secure one of the best lifestyle and development opportunities left in town. Premiere Features:

- Four great size bedrooms, three boasting built in robes and two with ensuites positioned at either end of the plan (both ensuites boast shower, toilet and vanity) and all four bedrooms with direct external access
- Centrally located main bathroom with separate shower and separate bath, vanity and toilet
- Galley style kitchen in the heart of the home with electric cooktop, ample cabinetry and additional walk-in pantry
- Open plan and free flowing living areas throughout the Eastern side of the home, including living, dining and family areas, all complimented by a large centrally located open fire place and an abundance of natural light throughout
- Internal Laundry
- Spacious carport with direct internal access under the roofline and positioned to the rear of the home
- Solar power connected
- Approximate 9.8-acre allotment zoned large lot residential, ideal for further subdivision or that lifestyle opportunity you have been looking for all on the very edge of town
- The house itself boasts mains power, town water and septic sewage, all services available in the immediate area should further development be preferred (including natural gas and NBN)
- Currently divided into two main paddocks including dam water and backing on to the Glen Estate Tumut, 28 Boonderoo is just a few moments' drive to all major services

Why Tumut? Considered as the gateway to the Snowy Mountains, Tumut is a picturesque township resting by the river and located approximately 70 minutes to Wagga Wagga. Popular amongst snow ski enthusiasts during the winter months and boasting a plethora of outdoor activities during the warmer months, including water skiing, camping, fishing in the dams, rivers and estuaries, mountain bike riding and walking tracks. The township itself boasts a thriving central business district and copious local and sporting events throughout the calendar year and a welcoming community. Tumut really does offer a great lifestyle and caters for all ages.