

3177 Canola Way, Coolamon, NSW, 2701



House For Sale

Wednesday, 18 December 2024

3177 Canola Way, Coolamon, NSW, 2701

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Opportunity Awaits on 10 Acres

Nestled on the fringe of the idyllic Coolamon, 3177 Canola Way beckons with its sprawling 10-acre estate, offering a unique blend of rural charm and developmental promise. This 3-bedroom house, echoing the quaint nostalgia of yesteryear, is ripe for a creative renovation that will usher its timeless appeal into the modern era.

For developers, the land holds immense potential, with prospects to subdivide into 800m² blocks, subject to council approval (STCA), crafting a future enclave of residential delights. Retiring farmers will appreciate the expansive 4.047-hectare canvas, a testament to a serene lifestyle transition, while families can envision cultivating memories amidst the verdant tranquillity.

Key amenities are conveniently in place, including mains power and town water, ensuring a seamless transition to this country haven. Ample storage solutions present themselves through a sizeable double garage, a single carport, and a generous rear shed.

Equestrian enthusiasts will be drawn to the ready-made two-bay stable and horse yards, with a vast open dam catering to both stock and horses' hydration needs.

This property represents more than a home; it's an opportunity to craft a bespoke living experience. Whether your vision is to develop, indulge in equestrian pursuits, retire amidst nature, or nurture a growing family, 3177 Canola Way is a canvas awaiting your masterstroke. Enquire today to explore the possibilities.

Rates: \$1,333.30 p.a.

Land: 4.047 Ha