

59 Learys Lane, Coolamon, NSW, 2701

House For Sale

Thursday, 12 December 2024



59 Learys Lane, Coolamon, NSW, 2701

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House



Bruce Holden
0428278546

HOME AND BUSINESS OPPORTUNITY!

2004 Dennis Family homes with province façade set on 5 acres.

Comprised of 4 bedrooms all with built-in robes and ceiling fans plus study/home office. Large light filled master suite featuring walk-in his/her robes and ensuite with shower, double vanity and toilet.

Open plan kitchen/dining/living area with glass sliding door providing access to under cover entertaining area. Adjacent dedicated theatre room plus second living area.

Kitchen features gas cooktop, wall oven, abundance of bench and cupboard space, dishwasher, double fridge space and walk-in pantry.

Family bathroom with shower, bath, vanity and separate toilet. Laundry with wash tub, ample storage and outside access.

Ducted gas heating, evaporative cooling and cedar venetian blinds throughout keeping the home comfortable all year round plus unwind while becoming mesmerized with the glow of the large slow combustion Saxon wood fire.

Outside is sure to impress with entertaining areas on both sides of the home; attached double garage with large roller door and Internal access; 10m x 4m compass fibreglass self cleaning pool with solar heating, thermal blanket and salt chlorination unit. 9m x 5m Colourbond entertaining area with BBQ kitchenette overlooking the pool; 12m x 7.5m Colourbond shed with 3 x roller doors and P/A door with built-in toilet and basin.

Established lawns, gardens and trees define the front half of the block with extensive plantings of standard roses, shrub roses and photinia hedges outline the lawns surrounding the house. The driveway is lined with plantings of agapanthus and Manchurian Pear trees.

The back of the back is divided into three small paddocks all with water. Each paddock has a stand of trees for shade and wind breaks. Ideal for a few horses, alpacas or/and sheep with a small set of sheep yards to complete the rural aspect of the block. Free range chicken yards and facilities, great opportunity for the kids to continue the sale of eggs.

The property is serviced by mains power and water, 5KW solar Edge SE4600 20 panel solar system, 150,000 litre zincalume rainwater tank with new Davey pressure system to water lawns and gardens accompanied by 2 x 22700 litre plastek poly tanks and a further 10,000 litre poly tank.

BUSINESS

Dairy / Distribution business is a 20m x 15m Colourbond shed with skillion roof & sliding doors. Internet and phone lines access has been providing to the facility. Lockable 7m x 4m vermin proof section for valuables and food products. Enough room for the large 14m x 6.5m cool room facility and two milk trucks. Forklift and pallet racking complete the necessities for the smooth running of the business. Large loading dock and fold up ramp for transfer of products from delivery trucks to the cool room.

Fantastic opportunity to be your own boss and enjoy the country atmosphere whilst making a living with scope to grow the business.

All financials including an inventory are available upon request.