

**1410 Tooma Rd, Burra, NSW, 2653**



**Rural For Sale**

Friday, 13 December 2024

1410 Tooma Rd, Burra, NSW, 2653

Type: Rural



Geoff Palmer  
0437892522

## Elevated Acreage With Panoramic Views

Ray White Rural Wagga Wagga has the pleasure to present an exceptional new property, within close proximity to Tumbarumba. Comprising of a total of 30.7\* ha (75.9\* acres), the property boasts stunning elevated mountain views that are snow capped in winter. With the opportunity to build (subject to local council), this property is a must for those wanting a mountain lifestyle. Within walking distance to the property is Paddy's River Falls, this pristine water wonderland provides swimming and excellent trout fishing opportunities.

The property's location is pivotal to the available surrounding attractions, Kosciusko National Park, Tumbarumba to Rosewood rail trail which meanders through gentle gradients through the local farming plateau, and of course the Murray river run of Jingellic to Tintaldra. Winter escapes are a breeze with Mount Selwyn only 1 hour away and Thredbo resorts some 2 hours, all ready for the awaiting ski seasons.

Recreational activities are abundant with horse riding, bike riding and hunting all possibilities on this property. Local primary schools are accessible with bus pick up close by servicing Primary and Secondary schools at Tumbarumba. The local village supports an IGA super market, medical services, sporting clubs, restaurants, cafes and much more.

This is your chance to escape and take this land holding and make it yours, with versatile terrain with multiple dwelling sites (STCA) ranging from sloping grassland through to steeper timbered country, the property certainly allows for any rural lifestyle enthusiast to flourish.

### KEY FEATURES

- 30.72\* hectares (75.9\* acres)
- Lot 4 / DP1091522, opportunity to build your dream high country home (subject to local council approval)
- Tumbarumba 10mins\*, Cabramurra (Australia's highest town) 1 hour\*, Kosciuszko National Park 45min\*, Sydney & Melbourne 5 hours\*
- Business potential, camping retreats, recreation activities

This is an Lifestyle investment opportunity that should be considered. The vendors have a high motivation to see the property sold.

Please contact the agents for a private inspection.

Geoff Palmer - 0437 892 522 | Laura Semmler - 0413 788 544

Please note \* = approx, or subject to the vendors contract, all interested parties should do their own due diligence.