

**433 Lower Coldstream Road, Coldstream, NSW,
2462**



Rural For Sale

Friday, 1 November 2024

433 Lower Coldstream Road, Coldstream, NSW, 2462

Bedrooms: 3

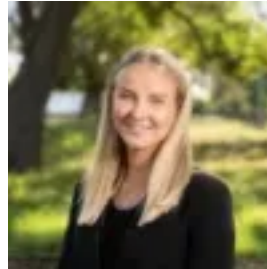
Bathrooms: 2

Parkings: 13

Type: Rural



Jake Kroehnert
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Brooke Corbett
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ONCE IN A GENERATION PROPERTY - OFFER STRONG

Building & Pest Inspection Reports Available Upon Request

Situated in the picturesque environs of Coldstream, the exceptional property at 433 Lower Coldstream Road offers an unparalleled opportunity to own a unique 40-acre (approx.) property that graces the forks of the Coldstream River and Broadmouth Gully. With approximately 1km of deep water frontage to both, you won't find another position like it. This is a rare chance to acquire a prime piece of real estate that is unlikely to be available again, perfectly blending extensive landholdings with the serene flow of the river. Those who miss out may not see another in their lifetime.

The property is a beautifully appointed two-story home, featuring a smartly designed upper level with three spacious bedrooms, all equipped with built-in robes. The master suite and family bedrooms are complemented by a modern bathroom that includes a free-standing bathtub. The living/dining area is expansive and flows into the warm timber kitchen with state-of-the-art appliances, ample storage, and generous bench space. On the ground floor, functionality meets comfort with a 4-car garage, a versatile rumpus room, a practical laundry with an additional bathroom, and a spacious workshop area. The home has been newly painted both inside and out, adding to its appeal and move-in readiness. Please refer to the floor plan provided for an understanding of the layout.

Outdoor living is just as thoughtfully catered for, with a verandah that wraps around the house, offering multiple entertainment spaces and panoramic views of the adjoining Coldstream River and Broadmouth Gully. The lush surroundings and meticulously maintained grounds include an in-ground swimming pool and spa, perfect for relaxing and enjoying the pristine rural setting.

Agricultural features are abundant and include well-rotated and regularly fertilized pastures, stockyards, a horse arena, and a stock pen. The property includes a solar-powered 6.6kw system and three air conditioners for sustainable living. Water resources are ample, with four troughs and pristine river access, enhanced by a private jetty perfect for boating enthusiasts.

Additional outbuildings support the farm's operational needs, featuring multiple machinery sheds, one of which houses four stables, and another offers flood-free storage on a raised mound. Thoughtful rotational grazing and pasture improvement allow the new owner assurance that acquiring this property means you are acquiring one of the best fattening blocks that our region has to offer. This property is not just a home but a fully equipped lifestyle choice.

Notable features include:

- Approximately 40 acres
- Approximately 1km of deep water frontage
- 3 bedrooms
- 2 bathrooms
- Multiple sheds and carports
- 6.6kw solar system
- 3 x air conditioners
- In-ground swimming pool & spa
- Stockyards
- Stables
- Dressage arena
- Roundyard
- Town Water

The current owners are committed to selling this once-in-a-lifetime property, making it an unmissable opportunity for

those seeking a perfect livestock property or a peaceful country retreat with all the modern amenities and unparalleled natural beauty. Please do not waste time in declaring your interest. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection.

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.