

Sir Ivan Dougherty Drive, Coolah, NSW, 2843

Rural For Sale

Wednesday, 13 November 2024

Sir Ivan Dougherty Drive, Coolah, NSW, 2843

Bedrooms: 5

Bathrooms: 2

Type: Rural



Shelley Piper
0429771031

Woodlands - Superb Lifestyle Property

It is a pleasure to offer this lovely property, "Woodlands". It is an exceptional small acreage offering a superb lifestyle opportunity in a picturesque rural setting between Dunedoo and Coolah.

Some key highlights of this property include:

- 5 bedroom, 2 bathroom home approximately 8 years old
- Ideal for a family, with a versatile 5th bedroom that could be used as an office or guest room
- Spacious, well-designed floor plan with built-in wardrobes, 3-way main bathroom, and a large ensuite in the master bedroom
- Modern, well-appointed kitchen opening to light filled living areas
- Ducted air conditioning for heating and cooling
- Stunning views of the surrounding countryside from every window
- Wrap-around verandah - well-fenced yard perfect for children and pets
- Sizeable 40 hectare (100 acre) property with 80% new fencing and multiple paddocks
- Productive land that has grown various crops and supported livestock - sheep, cattle, and horses
- Additional improvements including a chook shed, machinery shed, hay shed, and cattle yards. Watered by rainwater tanks, 4 dams and stock water bore.
- Excellent infrastructure like sealed road access to the front gate, good internal access, high-speed internet, and rubbish collection available.

This property truly offers an exceptional rural lifestyle opportunity, combining a beautiful, modern home with a substantial acreage that provides ample space, privacy, and the ability to pursue a range of agricultural activities. The vendor's fondness for the property and the memories it has provided is clear, and it is a wonderful chance for the next owners to continue enjoying this superb lifestyle property.

Call Shelley Piper on 0429 771 031 to arrange an inspection time.

Travelling times as follows:

Dunedoo 18 kms

Coolah 32 kms

Gulgong 50 kms

Mudgee 80 kms

Ulan Mines 70 kms

Dubbo 110 kms

Newcastle 285 kms

Sydney 400 kms

The information & figures contained in this material is supplied by the vendor and is unverified. Potential Buyers should take all steps necessary to satisfy themselves regarding the information contained herein.