

Sold



7 Rily's Rd, Coolagolite



## Hobby Farm - 6.25 Acres - 2 Dams

"Wintergem Farm" - A slice of rural paradise and only 10 minutes to Bermagui and some amazing beaches. This quaint hobby farm has been set up to be partly self sufficient with an abundance of fruit and citrus trees. Healthy living, extensive hinterland views and the convenience of being "just out of town". Not only is it living in paradise, but this great property comes with a great hobby business that is self sufficient and generating weekly sales online – you really must read more about this great opportunity.

House: Brick and tile, three bedrooms, one bathroom with extra toilet, open plan living/dining/lounge room, modern kitchen with granite bench tops, walk in pantry, huge enclosed sun room, slow combustion fire, reverse cycle a/c, and Bose surround sound system. The kitchen was recently renovated with 900mm freestanding stove with electric oven, trough style sink and porcelain tiled floor.

Acreage: just over six gentle sloping acres with two good sized dams. Currently running sheep, this farm lends itself to other livestock. For those who love dogs as well, there are nicely fenced and secure dog yards/runs to keep your animals safe and a great set up for the hobbyist of small animals could readily lend to poultry or for the horse fancier the kennels and sheds can lend to become stables.

Orchard: Nashi pears, Gravenstein & Granny Smith apples, lemons, limes, oranges, tangelo's and kumquats. The citrus were originally grown for making marmalade. The

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<b>Price</b>	SOLD for \$649,000
<b>Property Type</b>	residential
<b>Property ID</b>	214
<b>Land Area</b>	6.25 ac

### Agent Details

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### Office Details

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