



**SOLD**

## 33 ACRES ON THE WILSON RIVER - ELEVATED WITH FAMILY HOME AND STUNNING VIEWS !

Are you looking to escape the hustle and bustle? Does living on a freshwater river or living a simple self-sustainable lifestyle appeal to you? Perhaps you have or would like to have your own horses or even a few cattle? Then this property is for you.

Nestled in the picturesque valley of Cooperabung is this stunning 13.32 hectares (approx. 33 acres) and most amazing piece of paradise situated on the Wilson River. This solid 3 bedroom, 2 bathroom brick home is perched high on the valley overlooking a beautiful rural landscape with your own river access. All bedrooms have a beautiful outlook of the mountains and beyond. There is a spacious enclosed BBQ area and built-in outdoor spa with the most spectacular views and sunsets. This one owner property is being offered for sale for the first time in over 30 years.

Key features -

- . 420 metres of Wilson River frontage (fresh water river) with your very own swimming hole
- . Three bedrooms, all with built in wardrobes, ceiling fans, master with updated ensuite bathroom and two good sized built in wardrobes
- . Raked ceilings and open plan living, designed for natural light and to take in the spectacular views
- . Functional kitchen with electric cooktop, dishwasher and plenty of cupboard space and pantry
- . Two good sized bathrooms and updated main with a bath, separate toilet with external access
- . Slow combustion fireplace
- . Reverse cycle split system air conditioner in living and master bedroom, ceiling fans to dining, living and all bedrooms
- . 310 litre heat pump electric hot water system
- . Concrete water storage for the house approx. 56,000 litres plus 5,000 garden tank
- . Double garage and caravan concrete pad
- . Workshop and garden shed
- . Outdoor covered BBQ area and outdoor Spa overlooking stunning rural views
- . The landscape is undulating to the river and pastures are 40% cleared and 60% lightly timbered.
- . Long driveway and ultimate privacy
- . Boundary fencing to two sides

3 BED | 2 BATH | 2 CAR

PRICE:  
\$1,200,000

OPEN FOR INSPECTION:  
N/A



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### FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.