

Your Own Piece of Murrumbidgee River Paradise

Price : SOLD

1 1 6

Area & Tenure:

301 Hectares or 743 Acres

Situation:

Bobs block is situated in the picturesque Bumbalong valley which is located on the Murrumbidgee river between the villages of Michelago and Bredbo, making this property a short commute to either Canberra or Cooma.

Description:

The home sits in an elevated position on the 300ha (approx) property with commanding views over the Murrumbidgee river, Bumbalong valley and surrounding ranges.

The home offers 100% off the grid living with solar and wind for power and gas for cooking and hot water with an abundant amount of rainwater storage. It features a wrap around balcony on 2 $\frac{1}{2}$ sides to admire the panoramic views from.

Inside you will find very comfortable open plan studio style living with beautiful timber throughout including the kitchen and bench tops.

This stylish home also has reverse cycle heating/air conditioning as well as a wood combustion heater.

At the back of the house is a large 6 bay shed.

This property has easy access to the Murrumbidgee river on an established private road through a newly fenced paddock which is watered by troughs suitable for your choice of livestock and is also the home of an avenue of established walnut and almond trees. This leads to the self-contained quarters which have been used by many fishermen over the years then down to the river.

The land rises from the low-lying country adjacent to the river up to the house and then extends beyond into the vast and beautiful Murrumbidgee ranges with untouched nature at your back door.

For a comfortable off the grid living or a great rural retreat weekend getaway property with Murrumbidgee river frontage Bobs Place ticks all the boxes.

Features:

- ~ Spectacular Bumbalong Valley Scenery
- ~ Murrumbidgee River frontage
- ~ Attractive Open Plan Living
- ~ Off the Grid - Solar and Wind
- ~ Easy Commute to Canberra or Cooma

This information has been obtained from our vendor(s). We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative

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Property



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