



1455 Coxs Creek Road, **Coxs Creek**

THE PERFECT RURAL GETAWAY

Nestled amongst outstanding rock escarpments. Surrounded by pristine bushland with abundant birdlife. There's even wallabies grazing on the front lawn. If it's an affordable picturesque escape you seek then consider it found.

Situated only 18kms from the historic township of Rylstone, this excellent rural retreat offers 78 acres of freehold country with an additional 80 acre Crown lease that not only doubles the land area but provides some of the outstanding granite escarpments and rock formations for which the area is renowned.

The country cottage is as cute as a button, a fully refurbished and impressive eat in kitchen with adjoining dining in the original cottage kitchen that features the old wood stove and fireplace, 2 downstairs bathrooms, both refurbished, 2 downstairs bedrooms and a living area with exposed timber frames and slow combustion wood heater, while upstairs a large loft bedroom and dressing area completes the inside accommodation.

Outside you'll discover 3 deck areas, taking advantage of the northern and easterly aspects, a large shed on slab providing abundant car accommodation, workshop area and storage, plus some additional older style shedding.

Water is supplied by permanent natural springs pumped by a windmill to a header tank plus several fresh water tanks.

With power and phone connected, mail service, school bus and satellite internet all the comforts of home are here with the peace and quiet tranquility of this location hard to replicate anywhere.

Seeking something special? Then organise an inspection today by phoning First National Kandos Rylstone on 02 6379 1955, Geoff Bartlett 0413 488 188 or Paul Bartlett 0417 220 870.

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 159 acre

\$399,500

ID# 31420120660



Paul Bartlett
0417 220 870