



Owners Committed Elsewhere- This Must Be Sold.

Enjoy country living at its finest whilst having the luxury of being close to Cooroy and all it has to offer. Be sure to act quickly- owners committed elsewhere and open to all offers to be submitted.

Welcome home to 45 Ferrells Road Cooroy proudly presented by Nick and George of Robert James Realty.

Set on an impressive 4.37 hectares only 2 minutes to town centre! There is more than enough space to keep cattle or horses, the possibilities are endless. Not only does this property exude peace and tranquillity, the 4 bedroom brick home is in immaculate condition.

Boasting:

- Just shy of 11 acres (4.37 ha) of **USABLE** land.
- Large 4 bedrooms, 2 bathrooms- tiled throughout.
- Caesarstone bench tops in the kitchen plus a beautiful view of the property.
- High ceilings with additional insulation built within.
- Built in robes creating ample storage for spare bedrooms.
- A cosy, combustion wood heater.
- Welcoming double front doors connected to the front cemented veranda
- Security scree

UNDER OFFER

Address : 45, Ferrells Road, QLD, COOROY, 4563

Area : 43670 per sqm

Bedrooms : 4

Bathrooms : 2

Car Space : 2

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Type : AcreageSemi-rural

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ens throughout

- 22 metre x 4.8 metre covered outdoor area perfect for entertaining
- 3 bay shed connected with power & an additional double carport
- 4 kw solar system
- 21,000 gals water
- Established fruit orchard and vegetable garden
- Large spring fed dam with pump
- Potential for stables and fenced yards

Contact Nick or George from Robert James Realty today for any further information and secure your next viewing. Be sure not to miss out on this fantastic opportunity and start living your dream at 45 Ferrells Road!