

Under Contract



4076 Labuan Rd, Yarraweyah



### Cooinda – A Truly Unique Craftsman Built Retreat

A breathtaking 2.46-acre property that offers a once-in-a-lifetime opportunity to own a stunning craftsman-built home surrounded by nature's beauty. Set amongst an array of diverse trees, fruit trees, and vibrant plants. And with just a 10-minute drive from Cobram, you can enjoy the tranquility of rural living while being close to town amenities.

As you drive down the tree-lined driveway, the towering Elm trees create a serene, secluded atmosphere that welcomes you home. This home combines timeless craftsmanship with modern comforts. A 2.5m-wide bull nose veranda invites you to relax and take in the surroundings, while inside, soaring vaulted pine ceilings, exposed Oregon beams, and double hung gothic windows provide views of your private oasis.

The chef's kitchen features exquisite blackbutt floating bench, a Belling 900mm cook centre, and a large butler's pantry. The spacious living area includes additional sitting spaces, two reverse-cycle split systems, a cosy wood heater, and gas points throughout. Three bedrooms each have French doors opening onto the verandas, with vaulted ceilings adding grandeur. The master suite provides direct access to a beautiful bathroom with mini orb walls, a cast-iron bath, 900mm shower, toilet, and a stunning vanity. Great size laundry with double concrete trough.

Upstairs, a loft bedroom offers extra privacy, making this a four-bedroom home.

The 2.5m x 10m alfresco area is perfect for year-round entertaining,

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**Price** \$980,000 - \$1,078,000

**Property Type** Residential

**Property ID** 5023

**Land Area** 2.46 ac

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offering protection from the elements while showcasing the property's stunning views. Plus, there's a self-contained flat with a kitchenette, bifold doors opening to the living area, a bathroom with external access, and an upstairs bedroom—making Cooinda a five-bedroom property, ideal for guests or extended family.

The outdoors is a botanical wonderland with an array of fruit trees, including apricot, almond, citrus, lemon, lime, mandarin, and apple varieties, along with Silver Elm, English Elm, Chinese Pistachio, and ornamental pear trees. It's an ever-changing, picturesque landscape.

**Additional Features:**

- High-reliability water sourced from channels for your gardens.
- 10,000-gallon water tank for the house and a 5,000-litre tank for the flat.
- 6kW solar system to reduce energy costs.
- A large 5x8.5m lock-up shed with a concrete floor for all your storage needs.
- Separate outdoor decked sitting area with panoramic views of the property.

Whether you're seeking a peaceful retreat, a hobby farm, or a family home, Cooinda offers it all. The lush gardens, the stunning craftsmanship, and the unmatched tranquility of this property make it a truly special place to call home. Don't miss out on the opportunity to own this one-of-a-kind gem. Make Cooinda yours today!

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