



25 Caloola Road, Bargo

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## Forthcoming Auction - Price Guide \$1,550,000 (Unless Sold Prior) Quaint Country Cottage | 5 Acres\* | Great Location, Wide Frontage Plus Town Water

**FOR SALE**

Auction Price Guide \$1,550,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker United Group

1800 486 4833

Discover peaceful rural living with this charming two-storey cottage set on 5 mostly clear acres\* (2.02 ha\*). Recently refreshed with new paint, the home offers comfortable living now with scope to expand or build your dream residence in the future<sup>^</sup> - live in the cottage while you construct your forever home.

Featuring a cosy combustion fireplace, combined lounge and dining, two bedrooms and a lovely outlook, this property is ideal for those wanting space, simplicity, and a country lifestyle. The land is mostly cleared, fully fenced, and includes a large dam, wide frontage, and a large shed with carport —offering ample opportunity for families. Positioned in a sought-after location with easy access to the freeway and town conveniences, this is a fantastic opportunity to secure manageable acreage in a well-connected, semi-rural setting.

Key Features:

- Two-storey cottage with cosy combustion fireplace.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Two bedrooms, combined lounge and dining zone.
- Recently painted, ready to move in.
- Mostly cleared and fully fenced 5-acre\* parcel with large dam.
- Large-sized shed + carport for storage/workshop.
- Town water supply & wide frontage.
- Easy access to the freeway, ideal for commuters.
- Scope to build a new home while residing onsite (STCA)^.

• Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

Property ID	G4J1T
Property Type	AcreageSemi-rural
Land Area	5 acre

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