



5 Hotel Lane, Coolatai



## CHOOSE YOUR OWN ADVENTURE

This is a unique property unlike anything you've ever seen before!

If you are dreaming of a small, rural lifestyle that offers sustainable living while still being able to plug into the grid, then this magical little destination is a hidden gem.

The owner had a dream to create a cute little acreage property, in an open marketplace, where they could farm, tend to animals, grow their own food, learn to build and host community events and bonfires under the stars.

Much of the property hosts quirky elements that add to its charm including a community stage/outdoor cinema, workshop/outdoor kitchen, horse stable converted into an op-shop, horse-round, secure chicken coop, animal yards and hospital, tool shed and once-loved egg shop.

The 3 bedroom home is a unique blend of art, colour and quirkiness, with hand-painted wallpaper and bright murals. The open plan layout is climate controlled by wood heater, reverse cycle air conditioning and ceiling fan. Original polished floorboards throughout. All bedrooms open out to an outdoor covered entertaining area/second living/classroom.

From many vantage points on the 6,348.5sqm (1.6ac) property, you can gaze upon the vast horizons, watch the storms roll in and enjoy clear nights watching the starry skies.

This property runs off a bore that is tapped into the artisan basin at 60m and provides quality drinking water. This bore never ran out of water throughout the drought.

3 1 6,348.50 m2

Price	SOLD
Property Type	Residential
Property ID	795
Land Area	6,348.50 m2

### Agent Details

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### Office Details

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This property is perfect for an array of purchasers wanting a sustainable, off-grid lifestyle, surrounded by nature.

Coolatai is a small tight-knit township with one pub, a community hall, tennis courts, campground and church. There is always something to see, explore, discover and relax into with this beautiful biodiverse landscape and surrounding villages. Coolatai is situated approx. 40km from Warialda, 40km from Ashford, 85km from Inverell, 118km from Moree, with a school bus that runs to both Warialda and Ashford schools.

This property is truly a “choose your own adventure” adventure and has so much potential to carve out your own dreams and desired lifestyle!

Additional features:

- Composting toilet
- Orchard comprises of apple, pear, pomegranate, lime, lemons, nectarines, plums, olives, mulberries, grapes, apricot trees
- Small toolshed/garden shed/carport
- Original meat house
- Bore pump house
- Potter's room or guest laundry – potential source of income from travelling nomad community passing through
- Property is fenced and gated

For an in-depth walk-through of this property, please view the accompanying video.

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