Property List

Fisk and Nagle First Choice PH: 02 6452 4043 FAX: 02 6452 4154 EMAIL: cooma@fisknagle.com.au

(House - For Sale)		OLD ADAMINABY	$295,000 2 1	AGENT KATHLEEN BELLGARD CONTACT: 0418683924 EMAIL: tom.bellgard@fisknagle.com.au
(House - For Sale)		COOMA	$389,000 4 2	AGENT KATHLEEN BELLGARD CONTACT: 0418683924 EMAIL: tom.bellgard@fisknagle.com.au
(Rural - For Sale)	This solidly built and spacious 5 bedroom with en-suite masonry home and the fifth (loft bedroom) big enough to convert to 4 double bedrooms set on elevated three and a half acre block with magnificent snow capped mountain views only about 5 kms from Cooma town centre was once run as a boarding kennel but would lend itself to many other uses from B & B to extended or larger family home, base for	COOMA	$420,000 4 2	AGENT KATHLEEN BELLGARD CONTACT: 0418683924 EMAIL: tom.bellgard@fisknagle.com.au
(House - For Sale)		COOMA	$385,000 3 2	AGENT KATHLEEN BELLGARD CONTACT: 0418683924 EMAIL: tom.bellgard@fisknagle.com.au
(Rural - For Sale)		COOMA	$290,000 4 2	AGENT Tom Bellgard CONTACT: 0407693387 EMAIL: tom.bellgard@fisknagle.com.au
(Rural - For Sale)	You can buy 788 acres (319.7Ha) with tremendous views, cabin, power, woolshed and machinery shed, easily accessable from Canberra via the Monaro Highway and Billilingra Road without coming through Cooma, for just $450,000 File 4679	SHANNONS FLAT	$450,000 1 1	AGENT Tom Bellgard CONTACT: 0407693387 EMAIL: tom.bellgard@fisknagle.com.au
[IMAGE] (House - For Sale)	This almost new, 4 bedroom with en-suite brick home with double garage under roof line, delightful panoramic views, town water and sealed road frontage set on 6 acres backing onto bush land has delightfully friendly kangaroo neighbours and a JUST REDUCED PRICE OF ONLY $379,000 GRAB IT NOW BEFORE YOU MISS OUT File 4556	COOMA	$379,000 4 2	AGENT KATHLEEN BELLGARD CONTACT: 0418683924 EMAIL: tom.bellgard@fisknagle.com.au
(House - For Sale)		COOMA	$410,000 - $430,000 4 2	AGENT KATHLEEN BELLGARD CONTACT: 0418683924 EMAIL: tom.bellgard@fisknagle.com.au

Property List

(House - For Sale)

Attractive modern brick house set on a large block in a quiet street. Ideal for a small family looking for a 3 bedroom home in Nimmitabel $180,000 File 4304

NIMMITABEL

$180,000
3
1

(House - For Sale)

This modern, brick, 3 bedroom home with en-suite plus spa bath in main bathroom has garage under and is situated on elevated, north facing block at prestigeous Zalka Heights, but the price is very reasonable for this quality and location at ONLY $320,000 File 4421

COOMA

$320,000
3
2

(House - For Sale)

This neat 3 bedroom brick home with large shed which was purpose built for business use and has truck tray height floor and loading bay, is set on a well fenced 2000 square metre block (that's half an acre) just one block from Sharp Street and town centre has town water plus own bore and watering system and was until recently operating as a nursery garden. It backs on to reserve and with the

COOMA

$300,000
3
1

(House - For Sale)

Spacious lounge and separate dining room with panoramic country views from the elevated location backing on to north ridge reserve make this 3 bedroom with en-suite home with garage under just a short walk from schools and pre-schools a great home for you and your family as does the price of JUST $289,000

COOMA

$289,000
3
2

(House - For Sale)

This brand new 4 bedroom home features en-suite and walk through wardrobe to master bedroom and built in wardrobes to the other 3 bedrooms, light and airy kitchen dining area and sunny lounge room. PRICED TO SELL AT $270,000 File 4471

COOMA

$270,000
4
2

(Rural - For Sale)

This 8 acre homesite with frontage to Lake Jindabyne in exclusive area where the average home is 50 squares or larger, has magnificent views down the lake to jindabyne town and offers the lucky purchasers a park like setting with great privacy and panoramic views plus the convenience of being able to moor their boat on their own lake frontage. It is absolutely unrepeatable at $385,000 FIRM - REME

JINDABYNE

$385,000
0
0

(Land - For Sale)

This fully serviced 765 square metre elevated building block with sealed road frontage at end of quiet cul-de-sac in good area of Cooma North backing on to North Ridge nature reserve offers the home builder tremendous panoramic views and the convenience of being able to walk in the adjacent reserve at any time. The price is right too at ONLY $85,000 File 4506

COOMA

$85,000
0
0

(Rural - For Sale)

With beaches which make Bondi look like a slum, a large machinery shed easily convertable to a camping cabin and ideal location just across the Snowy River from Kosciusko National Park make this Snowy River frontage acreage an ideal eco tourism campsite or the perfect place to build your holiday home with fishing and canoeing on your doorstep and at JUST $150000 it is affordable. File 1936

DELEGATE

$150,000
0
0

(House - For Sale)

This 3 bedroom with en-suite home had 4 bedrooms until owners turned the 4th bedroom into a separate dining room, so it could easuly be changed back. It features clean, convenient gas heating (that looks like a wood burner), is situated on elevated block with delightful views from the spacious sun deck and is close to Cooma's North Ridge bush reserve for your (or your dog's) morning exer

COOMA

$269,000
3
2

Property List

This beautifully presented, minimum maintenance 3 bedroom home set in delightfully landscaped garden close to schools and pre school features natural gas heating, en-suite to master bedroom, two way main bathroom, spa bath entertaining size deck with spa bath and double garage plus an affordable price of JUST $285,000 File 4547

COOMA

$285,000
3
2

(House - For Sale)

This beautiful, architect designed, four bedroom with en-suite, brick home in Cooma's prestigeous Zalka Heights includes a comfortable, fully self contained, 2 bedroom, ground floor flat for the extended family or visiting friends. Other features include natural gas heating warm, north facing living areas and large verandahs, formal lounge with cathedral ceilings, family room, dining room, a

$495,000
6
3

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

Neat house, tidy garden, great garage, what more could you ask. This conveniently located 3 bedroom weatherboard home has modern kitchen and bathroom, gas heating, garage plus double carport and teenager's or Dad's retreat and a REALISTIC REDUCED PRICE of ONLY $235,000 File 4531

COOMA

$235,000
3
1

(House - For Sale)

This 50 acre, highway frontage block on the edge of Nimmitabel comes with 3 phase power, town water, 1500 square metre shed, ladies and gents toilets and 1(c) zoning which permits subdivision down to 2 acre lots. AT JUST $200,000 IT PRESENTS LITERALLY ACRES OF OPPORTUNITY. File 4564

NIMMITABEL

$200,000
0
0

(Development - For Sale)

This comfortable,renovated 3 bedroom home is convenient to sports grounds, child care, primary schools and bowling club, what more could you ask for other than an affordable price and you've got that too at JUST $250,000 File 4552

COOMA

$250,000
3
1

(House - For Sale)

This solid masonry, 4 bedroom with en-suite family home in quiet cul-de-sac handy to town features a large family/living area PLUS an enormous entertainment area, a single garage and double carport and an AFFORDABLE PRICE OF ONLY $310,000 File 4582

COOMA

$310,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This beautifully presented, full brick, 6 bedroom, with 4 bathrooms (2 en-suites0, home set in manicured and established gardens in Cooma's prestigeous Zalka Heights has so many features it is would be impossible to mention them all, beautiful, american oak real wood kitchen, 5 toilets, large double garage with automatic doors, granny flat, tremendous views, even an upstairs kitchenette for t

COOMA

$697,000
6
4

(House - For Sale)

This 19 acre rural residential block with creek frontage, power, phone, a caravan to camp in while you are building and a shipping container for secures storage for your tools and building materials, on the edge of the beautiful little gold rush township of Numeralla with a very well thought of local village primary school is situated only 18 kilometers from Cooma with bus to

NUMERALLA

$140,000
0
0

(Rural - For Sale)

This big, brick, 4 bedroom with en-suite home on large 1600 square metre block complete has detached guest or teenagers retreat with toilet, shower, and kitchen, all just a short stroll from Woollies south and the historic Royal Hotel would make your whole family happy. POSITION - POTENTIAL . PRICE - VALUE PLUS AT JUST $369,000 File 4570

COOMA

$369,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

Property List

(House - For Sale)

A bargain buy in any language especially when it is in the best location. This comforable, modern, brick veneer , 3 bedroom home features open plan lounge/kitchen/dining areas and great entertainment area backing onto natural bush setting. GRAB IT NOW AT THE JUST REDUCED PRICE (31/5/2008) OF JUST $230,000 BUT EVEN BETTER BUYING FROM 28/5/2008 AT

COOMA

$230,000
3
1

(House - For Sale)

This delightfully presented, 3 bedroom brick home with natural gas heating, air conditioning, renovated kitchen and bathroom, garage with electric door, and second toilet in laundry is set on level block in historic Lambie Street just a stroll to Woolies South and the Defence Department call centre and across the road from the child care centre is an ideal family home nothing to do but move in an

COOMA

$335,000
3
1

(House - For Sale)

This neat, light and airy, 3 bedroom home is well situated for both adults and children. The school bus stops on the corner a few metres away, the Defence Department Call Centre and Woolies south are just a few hundred metres away and the Royal Hotel is not much further. THE PRICE IS RIGHT TOO AT JUST REDUCED PRICE OF $225,000 File 4632

COOMA

$225,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Townhouse - For Sale)

This one year young (you can't say it's old can you?), two storey, 3 bedroom with ensuite, townhouse also features delightful kitchen with dishwasher, spa bath in main bathroom, double garage under roofline, spacious well fenced courtyard and play area for the littlies. It would be an ideal holiday home or rental investment for those interested in ski-ing or fishing GREAT HOLIDAY OR INVE

$320,000
3
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This tastefully decorated home offerrs 4 bedrooms with en-suite and walk in robe to master bedroom set on large (1200 sq m.) elevated block with panoramic views backing on to reserve in quiet neighbourhood within a few minutes walk of 4 schools and 2 pre-schools making it a great family home at a GREAT FAMILY PRICE AS IT HAS JUST (15/12/2006) REDUCED TO $245,000 File 4575

COOMA

$245,000
4
2

(House - For Sale)

This 3 bedroom home with en-suite and walk-in wardrobe to master bedroom and separate dining room which was converted from 4th bedroom and could be easuly and cheaply converted back to a bedroom, the comfort of natural gas heating and panoramic country views from the large deck. ideally situated for your family just a short walk from four schools and two day care centres. THE PRICE IS AFFORDABLE T

COOMA NORTH

$249,000
4
2

(Land - For Sale)

This warm, gently sloping, north facing, two and a half acre (one Hectare) country sized, building block with sealed road frontage, town water, power and phone just two kilometers from town centre offers country living with town convenience. If you don't want quite that much ground and could do with some money back in a hurry, the possibility of further subdivision using an already drawn prop

COOMA

$140,000
0
0

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

AND IF HER MOTHER COMES TOO, she can have her privacy in her own comfortable and cosy 2 bedroom plus study flat beneath the very pleasant, solid masonry, 3 bedroom with single garage home at ground level, in prestigeous and quiet Zalka Heights. TWO FOR THE PRICE OF ONE AT ONLY $425,000 File 4638

COOMA

$425,000
5
2

[IMAGE]
(House - For Sale)

This 3 double bedroom weatherboard and tile home with built in wardrobes in each bedroom has renovated interior and great location for the young family with a pre school and primary school a few 100 metres away and another two schools and pre school just a bit further. THE PRICE IS FAMILY FRIENDLY TOO, AT JUST 249,000 File 4563

COOMA

$249,000
3
1

Property List

(House - For Sale)

Somebody else will pay the rates for you in return for letting them have a sign in your yard pointing up the side street to their motel, if you buy this spacious, recently painted, 3 bedroom, weatherboard home with spacious lounge room, garage and carport, handy to Defence Department Call Centre and Woolies South at the affordable price JUST REDUCED PRICE OF $270,000

COOMA

$270,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

GREAT SETTING AND BEAUTIFUL VIEWS and location less than an hour from the beautiful south coast beaches at Tathra and Merimbula, and about 1 and a half hours from Canberra, the lakes and ski fields, make this spacious, brand new, solidly built, three bedroom with en-suite home on double block (2,700 square metres) with views that you can see for ever, tremendous value at AN AFFORDABLE $229,000 Fil

BEMBOKA

$229,000
2
2

(Rural - For Sale)

You can be lord and lady of the manor if you buy historic and beautiful BALGOWNIE homestead which was built around 1916. Set on 10 and a half troutwater riverfront acres and lovingly restored regardless of cost, it features a gourmet, dining sized, tasmanian oak kitchen with an AGA slow combustion cooker plus an electric/gas oven, a formal lounge, a huge family room which was once a ball room. The

DELEGATE

$795,000
5
2

(Serviced Apartment - For Sale)

You can enjoy a comfortable home, a relaxed lifestyle, an income and still have time to fish for trout in one of the three good trout streams which are nearby or for bigger fish in the sea which is less than an hour's drive away if you buy this recently repainted on highway motel complete with dining room and bar. Imagine slipping into retirement and making money (and friends) telling fis

NIMMITABEL

$459,000
10
10

(House - For Sale)

This solidly built, brick, "art nouveau" top quality 4 bedroom home set well back from road on warm, elevated, north facing, triple sized (nearly 3,000 square metre) block overlooking Cooma town and reserve just 1 block from post office and town centre with possibility of subdividing and selling off a couple of blocks at prestige prices (estimated at $125,000 each). This unique home fea

COOMA

$730,000
4
1

(Rural - For Sale)

This large, tree studded 581 acre retreat/hobby farm complete with 2 caravans and 2 steel shipping containers with windows & slow combustrion heaters, carries enough stock to qualify for primary producer tax concessions, has all the views, peace and quiet even the most frazzled city dweller could need, it is just 2 kms from Snowy River for the fisherman, handy to the mountains for ski-ing appro

DALGETY

$239,000
0
0

(Rural - For Sale)

This 1249 acre freehold, Snowy Mountains area property comes complete with relocateable steel/aluminium home, 2 car shed, established orchard, dams and a 17 acre Delegate River troutwater frontage permissive occupancy. Schools and hospitals are within 30 minutes and beaches and snow fields within 2 hours. The current owners ran 50 breeding cows and 300 merinos and raised a family of two lovely chi

DELEGATE

$355,000
3
1

(House - For Sale)

This 1880's brick cottage has been preserved and the accommodation increased to provide modern living accommodation. The original cottage was built from locally made bricks and has been carefully renovated restored to retain its original character but provide all the modern comforts. The central heating radiators in every room plus the extension at the back of the house with a large open plan

BOMBALA

$219,000
2
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - For Sale)

"WATTLE FARM" offers a modern, open plan, 3 bedroom, 2 bathroom, brick home set on 12 acres with beautiful green 360 degree pasture and mountain views. Situated just 5 kms from the peaceful village of Bemboka, 45 minutes from the surf and 2 hours from the snow with school bus at gate. Vendor has priced the property for quick sale at a price which is less than the same quality home on a s

BEMBOKA

$395,000
3
2

Property List

(House - For Sale)

This spacious, centrally located, fully renovated, 3 bedroom home has it all.With new kitchen, new bathroom new paint from top to bottom, garage under roofline and convenient location close to shopping centre and swimming pool has everything your family could ask for plus a keen vendor who will sell for a reasonable price so inspect and get your offer in before somebody else beats you to it. File

COOMA

$300,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - For Sale)

This 2013 acre freehold, practically virgin bush block known as "Hollands Well" is almost adjacent to the Mount Clifford nature reserve with one of the very few Koala colonies left in NSW. Being only about an hour and a half from Canberra/Queanbeyan it would be ideal for purchase by a school or group of schools in conjunction with a relevant university department as a nature study and ca

BREDBO

$300,000
0
0

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - Sold)

This 406 acre property with frontage to some of the best troutwater on the Badja River just 46 kilometers from Cooma by a mostly sealed road, comes complete with a comfortable week ender with garage, power and satellite TV antenna, enough good grazing country to obtain primary producer tax concessions and is a bargain at JUST $350,000 File 4670

BADJA

$350,000
1
1

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(Land - For Sale)

This is one of the last two blocks of this exclusive, fully serviced, brick covenant subdivision backing on to pine covered hillside with quality homes all around and school bus service on corner. With colorbond fence on two sides (that's a saving of about $2,000). It is well priced for the area at $110,000 but make an offer as all serious offers will be given consideration.File 4648

COOMA

$110,000
0
0

(House - For Sale)

This beautifully presented 3 bedroom home with sauna and garage is well located for the sking or fishing enthusiast in central Adaminaby which also makes it a great family home for people with a young family. The skiers and fishermen will enjoy the luxery of the spacious and well fitted sauna after a day on the ski slopes or the lakeside. This split system, air conditioned home is so versatile tha

ADAMINABY

$195,000
3
1

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This beautifully presented 3 bedroom family home at Berridale is a multi choice bargain. Not only do you get a delightful family home with a second block with street frontage to the street behind which not only lets you invest in your in your kids happiness by letting them have a pony, but would be a great investment for tax fee profit when you decide to sell off the spare block or you could even

BERRIDALE

$299,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

If it sounds too good to be true, inspect and see for yourselves. New kitchen, new bathroom freshly painted inside and out. At reduced price of only $156,000 What more could you ask for ? File 4593

NIMMITABEL

$165,000
3
1

(House - For Sale)

This spacious 4 bedroom brick home in Cooma North is conveniently located just a short stroll from pre-school, primary and high schools and is conveniently priced too at JUST $240,000. File 4674

COOMA

$240,000
4
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This versatile, well presented, modern, 4 bedroom, two storey home with garage under roofline features delightful kitchen, upstairs and downstairs living areas, internal access from garage and an area off one of the bedrooms just made for a high school student's computer room.JUST REDUCED TO SELL AT $279,000 File 4592

COOMA

$279,000
4
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

Property List

(Townhouse - For Sale)

You can buy each of these two townhouse for $300,000 or, If you are looking for great investment townhouses on a large elevated block (over 3 acres) with tremendous views, council approval for a further 4 and the possibility of an additional 2, look no further. The 2 as new, reverse cycle air conditioned, 3 bedroom brick townhouses with a kitchens it would be a pleasure to cook in, garage under r

COOMA

$300,000
6
2

(Rural - For Sale)

You can take your pick from these affordable ($125,000 each))small acreage building blocks at Shannons Flat some of which have direct access from Shannons Flat Road and offer magnificent snow capped mountain views of the main range or go in big and buy 790 acres with dams, woolshed, power, cabin and machinery shed for $450,000, or 800 acres for $650,000. These blocks are suitable for permanent

SHANNONS FLAT

$125,000
0
0

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(Townhouse - For Sale)

This warm, modern, north facing, masonry town house is well situated only 3 blocks from town centre and across the road from the rear entrance to Cooma TAFE. Features include in slab & natural gas heating, spacious living area, fully enclosed carport, store room and JUST (17/11/2007) REDUCED PRICE OF $223,500 File 4367

COOMA

$223,500
3
1

(Rural - Sold)

This 3850 acre Murrumbidgee River front bush block with 7 kilometers of absolutely beautiful river front is accessed by the Monaro Highway & Baroona Road, is adjacent to Namadgee National Park and only 63 kms from Canberra (that's just over half an hour) but what a difference that half an hour makes. The property comes complete with an A frame camping cabin with solar power, generator, and

MICHELAGO

$1,300,000
2
1

(House - For Sale)

This alpine style, 3 bedroom (all with built in wardrobes) solidly built, masonry home on corner block with the convenience of a semi circular driveway and double garage (end to end) was keenly priced at $290,000 but it is A STEAL AT JUST (20/11/2007) REDUCED PRICE OF $270,000File 4517

COOMA

$270,000
3
1

(Rural - For Sale)

This 427 acre block just 94 kms from Canberra via the Boboyan Road, with the possibility of building a dwelling and power nearby, is a mix of cleared grazing and lightly timbered grazing country studded with picturesque massive granite boulders. It is well situated close to Adaminaby, Lake Eucumbene, the Murrumbidgee River and Kosciusko National Park and easily accessible from Canberra via the Mon

SHANNONS FLAT

$300,000
0
0

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This alpine style, two storey, 4 bedroom home with spacious parents retreat , vaulted timber cathedral ceilings, huge and effective granite fireplace, plus modern kitchen and bathroom on 20 acres with tremendous views towards the mountains is well situated for the ski fields just a few minutes from Berridale. YOU MUST SEE THIS ONE TO APPRECIATE IT. P.O.A. File 4626

BERRIDALE

$499,000
4
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This 4 bedroom (all with built in wardrobes) brick and tile home with en-suite to master bedroom, full length front verqndah and detached double garage is set on large and beautifully landscaped corner block close to schools and is very keenly priced for what is being offered at JUST (28/11/07) REDUCED PRICE OF $380,000

COOMA

$380,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - For Sale)

Take your pick from these two 150 acre troutwater riverfront bush blocks with building permits available and good access half an hour from Cooma, with power just over the river and irrigation licence available (at extra cost) a wide variety of wildlife from deer to wombats to watch and appreciate. VALUE AS BIG AS THE GREAT OUTDOORS AT $199,000 File 4687

NUMERALLA

$199,000
0
0

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

Property List

(House - For Sale)

This spacious, modern 4 bedroom, two storey, brick home at prestigeous Zalka Heights is indeed a home to be proud of and comfortable in. You'll love the spacious lounge room and separate dining area, the study or computer room and the elevated position with great views. WAS ON AT $365,000 BUT HAS JUST BEEN REDUCED TO $350,000 SO INSPECT, BE IMPRESSED AND MAKE AN OFFER . File 4681

COOMA

$350,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - For Sale)

3,522 freehold, rugged timbered acres with approved subdivision which cannot be taken away, 7 kilometers troutwater river frontage and views to the snow capped mountains, handy to Canberra, the lakes and ski fields at the ridiculously low price of $300,000 FIRM (NOT A DOLLAR LESS). File 3996 Feel free to inspect this large acreage at your leisure but please note, if you intend to turn off on to an

$300,000
0
0

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This newly renovated three bedroom weatherboard and tile home with garage and rear access, walking distance to local schools. New kitchen and appliances. A must to see you won't find better value at $205,000 File 4566.

COOMA NORTH

$205,000 Offers Considered
3
1

(House - For Sale)

This modern, 3 bedroom, brick and tile home with double garage under roofline set on 25 warm, north facing acres of good horse country with tremendous views, power, phone and good water from a locality water supply scheme only 10 minutes from Cooma by sealed road, at Bunyan Vale is an ideal commuter property for the horse loving family and is PRICED AT JUST $420,000 File 4577

COOMA

$420,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Serviced Apartment - For Sale)

The opportunity this property offers is knocking at your door so loudly that you should hear it above the kids loud music even if you have your hearing aid turned off. It includes a service station/roadhouse let to a reputable oil company at an annual rental of $31,200 p.a. with annual C.P.I. increases. The modern, brick 6 unit motel with self contained manager's accommodation, has approval

MICHELAGO

$1,600,000
7
7

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - For Sale)

This beautiful, near new, alpine style home on 75 acres with troutwater river access, power, phone, council road frontage, and tremendous views down the Numeralla River valley, enough good grazing to run a few cows or horses and great location only 25 minutes from Cooma and about an hour and a half from the coast and Canberra would make a great tree change location for the older generation which w

NUMERALLA

$435,000
4
2

(House - For Sale)

I can be bought as a family home being just a block from schools, as a home for the mature aged purchaser who likes to be just a short level walk from the shops, as a home and office or possibly just for business premises. THE DECISION IS YOURS but be quick as it has just (10/12/2007) been reduced by $14,000 to $275,000 and some bargain hunter will quickly snap it up File 4680

COOMA

$275,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - For Sale)

This older style, solid masonry home with power, phone and direct council road access on 116 acres of beautiful Numeralla River troutwater frontage just 17 kms from Cooma CBD and about an hour from Canberra via the Monaro Highway and Rose Valley Road, comes complete with 72 MEGALITRE IRRIGATION LICENCE, hayshed, machinery sheds, good stables, round yard, 2 stand woolshed and yards and has many po

ROSE VALLEY

$250,000 - $300,000
3
1

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This spacious, 3 bedroom with rumpus room, cedar home with power and phone set on 20 picturesque acres with stable & established orchard less than half an hour from Cooma is a tremendous bargain at the JUST REDUCED PRICE of $360,000, File 4463

NUMERALLA

$360,000
3
1

Property List

(House - For Sale)

This warm, north facing, 25 acre block of good horse country just 10 minutes from Cooma town centre at Bunyan Vale, with great views, sealed road access, power, phone, locality water supply scheme and building permit is terrific value at JUST $210,000 File 6579

BUNYAN

$210,000
0
0

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - Sold)

This clean, tidy and well presented, 3 double bedroom home with built ins in every bedroom, is ideally positioned for the young family with children, being next door to a family day care centre with school bus stop on the corner and if the mother works as a nurse, she has the added benefit of being just across the lane from the hospital. The price is family friendly too, at JUST $220,000 File 4664

COOMA

$220,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This 4 bedroom, 2 bathroom home conveniently located on elevated block with great views over town just 3 streets from town centre features huge master bedroom, new kitchen and garage featuring spacious loft games room with plenty of room for full size pool table and kitchenette above. VALUE AS BIG AS THE VIEWS AT $355,000 File 4678

COOMA

$355,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This brand new, light and airy, 4 bedroom with en-suite, brick veneer home with double garage under roofline is set on 6 acres with town water and sealed road frontage. It offers such peace and privacy that even the kangaroos are happy to live there and it is easy to commute too being just 10 minutes from town centre. REAL COUNTRY VALUE AT GREATLY REDUCED PRICE OF ONLY $379,000 File 4556

COOMA

$379,000
4
2

(House - For Sale)

Beautiful in ground swimming pool set in beautifully landscaped gardens with spacious shady deck overlooking them both providing a great location for your poolside BBQ'S add on the roomy 4 bedroom with en-suite home with triple garage and you really do have an australian dream and with the price set at a value for money $425,000 what are you waiting for ? File 4692

COOMA

$425,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This delightful, alpine style, solidly built and spacious, masonry home with double garage under, is set on elevated block, at end of quiet cul-de-sac in Cooma's prestigeous Zalka Heights district with great views over Cooma and is both a comfortable home and great investment for your future. It was good value at just $395,000 but is an even better buy at REDUCED PRICE OF ONLY $350,000 File

COOMA

$350,000
3
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This well presented, 3 bedroom family home has just been clad and fitted with aluminium windows so won't need painting and the money you save on maintenance can go towards your mortgage payments. Other things which make it family friendly are its location close to two pre schools, 3 primary schools, Monaro High School and Cooma's North Ridge nature reserve to walk your dogs and for the k

COOMA

$205,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Unit - For Sale)

This solidly builr, well maintained and well positioned town house with 2 bedrooms plus computer room or study, 2nd toilet, almost fully enclosed carport is conveniently located just across the road from Cooma TAFE and short level walk of a few blocks from townc centre. CONVENIENTLY PRICED TOO AT JUST $225,000 File 4671

COOMA

$225,000
2
1

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

With 6 bedrooms (and large en-suite to master bedroom) formal lounge room, generous sized family room off large modern kitchen with dishwasher, plus study and the comfort of split system reverse cycle air conditioning and a wood heater, detached double garage and six acres with sealed road access. A BARGAIN AS BIG AS THE PROPERTY AT JUST (30/8/2006) REDUCED PRICE OF JUST $399,000 File 4452

COOMA

$399,000
6
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Villa - For Sale)

These quality built, brand new, 2 & 3 bedroom with en-suite to master bedroom, town houses have the best of everything from stainless steel kitchens to the gorgeous bathrooms. All this plus the convenience you get from living in a courtyard home which means that you can spend your spare time enjoying yourself instead of working to maintain a big back yard.If you want the best, these courtyard to

COOMA

$289,000
2
2

Property List

(Rural - For Sale)

Keen vendor has moved to New Zealand and has priced her property at a give away price to get a quick sale so you can get this 2 bedroom cottage with 4 car garage (with power) on 45 acres Murrumbidgee River and sealed road frontage and town water, only 5 minutes from town centre and obvious subdivision potential for REDUCED PRICE OF JUST $299,500 IF YOU ARE QUICK File 4686

COOMA

$299,500
2
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Rural - For Sale)

This 330 acres with extensive trout river frontage comes complete with old house or camping cabin, which gives you the right to renovate, restore or replace the existing dwelling, brand new steel cattle yards and ramp, which is a good indication that it can carry enough stock to get primary producer tax concessions, and a great location about an hour from the lakes, coast, less than an hour and a

STEEPLE FLAT

$190,000
1
1

(House - For Sale)

This spacious 3 bedroom with en-suite, study and sun room home set on 6 acres 3 kms from town centre has large, modern, drive through steel trucking terminal type shed, and sundry other sheds which make it ideal for any business involving trucks and storage. A BARGAIN AT JUST (4/6/2008)) REDUCED PRICE OF $389,000

COOMA

$389,000
3
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

in this versatile and roomy 4 bedroom, 2 storey, brick home with downstairs rumpus room, teenagers retreat , computer room, gym (or fifth bedroom) and garage under roofline with internal access. The home backs on to childrens playground. and is great VALUE FOR MONEY AT PRICE OF $335,000 File 4554

COOMA

$335,000
5
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Rent)

3 bedroom house lounge & dining area, kitchen separate toilet to bathroom, Secure courtyard, large garden area front and back of house, double car garage, double car carport.

COOMA NORTH

3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This 4 bedroom full brick home with new kitchen and bathroom, family sized dining area and large family room, also features 3 bedrooms on ground floor, a spacious single bedroom with en-suite spa bath and large rumpus room or 5th bedroom (which could be self contained flat) under. It has a single garage and is set on large block in handy position not far from schools and represents GOOD SOLID VAL

COOMA

$389,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Rent)

4 Bedrooms upstairs and bathroom, second living area Downstairs modern kitchen dining area,study, gas heating single car garage neat and tidy yard

COOMA

$300 Per Week
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

If you want a home with everything plus peace and privacy, this is for you. Situated in the dress circle area of Cooma's exclusive Zalka Heights with school bus stop on corner, this solidly built, cement rendered, brick home features 3 bedrooms, large rumpus room lined with imported italian tiles, two large private courtyards, brand new kitchen, 7 seater spa bath in separate western red cedar

COOMA

$349,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

You can't help but be impressed by this immaculate 3 bedroom home with low maintenance clad exterior , beautifully landscaped, grounds and quality fencing. The spacious, north facing entertainment verandah, single garage with work area and great location for the young family close to pre schools, primary school and high school AND family friendly price of AN AFFORDABLE $230,000 File 4669

$230,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

Property List

(House - For Sale)

Properties at Eucumbene Cove (where Sir Roden Cutler and even Rupert Murdoch had their holiday homes.) WHICH PAY NO COUNCIL OR WATER RATES rarely come on the market. they sell very rapidly. So be quick if you are interested in a holiday home with tremendous views up the lake, 2 big bedrooms and two lofts (making it virtually four bedrooms), with timber floors and vaulted ceilings through-out, plu

EUCUMBENE

$395,000
4
1

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

At the quality of the brand new kitchen and the excellent presentation of this deligtfully renovated 3 bedroom home close to showground, tennis courts, bowling club and handy to schools. The price is surprisingly affordable too at JUST REDUCED PRICE OF ONLY $212,500 File 4572

COOMA

$212,500
3
1

(Rural - For Sale)

Large or extended family even a football team (or two) however many you are catering for there would be room for them all in this solidly built full brick, five bedroom, 4 bathroom home with en-suite and walk in wardrobe to master bedroom, self contained guest bedroom with en-suite and own entrance, spa bath in main bathroom and huge rumpus room with its own full size bathroom and built in king si

COOMA

$822,000
5
4

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This 4 bedroom, 2 bathroom home conveniently located on elevated block with great views over town just 3 streets from town centre features huge master bedroom, new kitchen and garage with spacious games room and kitchenette above. VALUE AS BIG AS THE VIEWS AT $365,000 File 4678

COOMA

$355,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(House - Sold)

This 3 bedroom minimum maintenance, hardiplank home with 3 rooms and garage below gives you a lot of space for your money in the house and in the large (1012 square metre) block with established fruit trees giving you a lot of room in the garden, and a great location just 100 metres from Woolies south and the defence department call centre. File 4613

COOMA

3
1

(House - Sold)

This well presented and maintained 3 bedroom brickclad home is well situated a short level walk from town centre and just over the road from Cooma TAFE IT IS CONVENIENTLY PRICED TOO AT ONLY $320,000 File 4668

COOMA

$320,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

[IMAGE]
(House - Sold)

This 3 bedroom brick home with garage under set on warm, elevated, north facing block with tremendous views down the Murrumbidgee valley is a GREAT BUY AT ONLY $229,000 File 4687

COOMA

$229,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

(Block - Sold)

This block of two minimum maintenance clad 2 bedroom units one with garage and the other with garage and carport is set on large block which would permit the erection of additional units, is well situated close to Defence Department call centre and Woollies south and keenly priced at $269,000 File 4612

COOMA

$269,000
4
2

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au

[IMAGE]
(House - Sold)

This minimum maintenance clad, 3 bedroom home with garage and carport also features an extension for a really spacious family room and a large area under which could be easily and cheaply enclosed to make a billiard or table tennis table room. FAMILY FRIENDLY PRICED AT $259,000 Fi9le 4559

COOMA

$259,000
3
2

AGENT
Tom Bellgard
CONTACT: 0407693387
EMAIL:
tom.bellgard@fisknagle.com.au

(House - For Sale)

This 3 bedroom family home with huge master bedroom, spacious lounge room and beautifully tree studded and very private landscaped back garden with rear lane access and covered BBQ area, is well situated for the young family close to churches, primary schools, pre shcool, sports ground and tennis courts for the kids plus bowling and RSL club for the adults. AFFORDABLY PRICED AT $329,000 File 4690

COOMA

$329,000
3
1

AGENT
KATHLEEN BELLGARD
CONTACT: 0418683924
EMAIL:
tom.bellgard@fisknagle.com.au