

## Productive Property

With all the finer qualities of rural lifestyle living, this property ticks all the boxes! This property boasts 35.36 acres of versatile and fertile alluvial grazing country – ideal for cattle or cropping. Located close to fantastic recreational activities for family and friends including fishing, camping, beaches etc.and features a beautifully presented 3/4 bedroom residence set amongst landscaped gardens and lawns.

The home enjoys a tidy timber kitchen with great storage, spacious open lounge room with wood fireplace and the 3 main bedrooms all include a built-in-robes. The fourth bedroom is currently utilised as an office/hobby room. The verandah on 3 sides will allow you endless rural views and a great place to relax after the long working week. The property itself is fenced into 9 paddocks and equipped with steel vet crush and timber and steel stock yards, dual race and smaller holding yards.

The property enjoys town water, a well, a double bay machinery shed, a huge lock up workshop with 3 phase power connected, old dairy bales plus an open bay machinery/hay shed.

## 🛱 4 🚆 1 🚓 4 🗔 14.31 ha

Price	SOLD
Property Type	Residential
Property ID	1031
Land Area	14.31 ha

## **Agent Details**

Ben Tyson - 0409 833 241

## **Office Details**

Kempsey Stock and Land Shop1, 44 Forth Street Kempsey NSW 2440 Australia 02 6562 6600



This property offers ideal place to raise the family plus the chance to a live a more peaceful way of life and once you have seen it you will fall instantly in love with it.

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