



**SOLD**

## NEAR NEW HOME SURROUNDED BY RURAL ACRES ON A 3702M2 BLOCK WITH IRRIGATION LICENSE

Are you looking for a rural lifestyle which is modern, private and surrounded by large acreage with a block big enough for a shed, level land for the kids to run around and have chooks and a big vegetable patch, with ample water from the bore which has a irrigation license to pump from.

This beautiful home is only 3 years young and has been built by McDonald Jones Homes with a TRUECORE® steel frame which comes with a 50-year structural warranty.

Built to a very high standard this home features:-

- 3 good sized bedrooms, master with walk in robe and ensuite with stone vanity top and stunning neutral tiles.
- Main bathroom has a deep built in bath and is light and bright, also features stone vanity top, large shower and toilet.
- The living area is located at the rear of the home with stunning views of the rural landscape.
- The kitchen is generous in size with superior upgrades including stone benchtop, Smeg appliances including dishwasher, electric cooktop and oven. There is plenty of bench and cupboard space including a large pantry.
- Reverse cycle Actron air conditioner which services the whole house comfortably.
- Single lock up garage with automatic garage door and internal access
- Outside - 22,500 Litre water tank, chook pen/shed, garden shed, air rated septic system and bore pump with power.
- The garage could easily be converted into another bedroom or media room and you could build a separate double garage or shed to house your vehicles. (stca)

It is very difficult to find a property that is just under 1 acre (3702m2) and surrounded by large acreage, providing you with lots of privacy and the feeling of space around you. Moorland is located approx. 3 hours drive from Sydney, 35 minutes to Port Macquarie, 20 minutes to Laurieton and 13 minutes to Harrington.

Book your PRIVATE INSPECTION today by calling Jenny Magill 0490 403 051.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$530,000

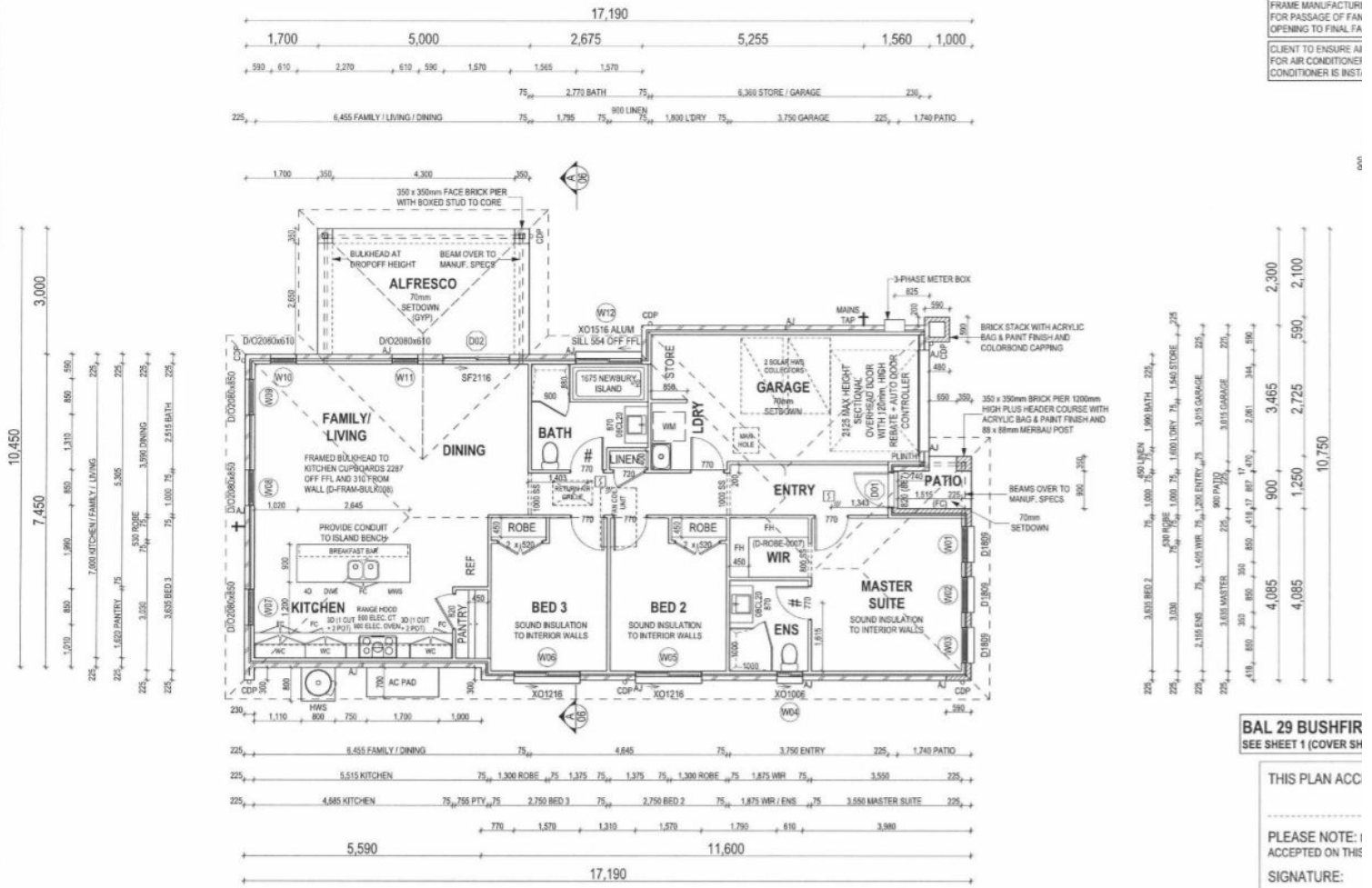
**OPEN FOR INSPECTION:**  
N/A



**Jenny - OLD Magill**  
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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