



**SOLD**

## ROLLING ACRES OF LUSH PASTURES - 40 HECTARES (100 ACRE)

High set with stunning rural views is this immaculately maintained 40 Hectare (100 acre) gentle undulating cleared property with exceptional water infrastructure. The property has 9 individually watered paddocks, currently holding cattle with internal electric fence in place, but has held sheep and goats in the past.

Featuring:-

- North facing residence with stunning views
- 5 spacious bedrooms, master with ensuite, four bedrooms with sliding door access to the front verandah providing inviting views of the property.
- Separate toilet with external access at the rear of the house
- Spacious kitchen with built in breakfast bench perfect for family gatherings. Wood fired oven/stove plus electric oven and stove and plenty of cupboard space
- Two separate living areas, 2 x ducted air conditioning units that are zoned throughout the home, combustion wood fireplace
- 4kw solar system providing free power to the house and excess sold to the grid.
- Solar hot water system
- Huge 9 bay carport
- 12m x 7.5m garage/workshop PLUS a 15 x 8m colorbond machinery shed with concrete floor, power and water.
- NBN Wireless internet connection with excellent coverage
- Excellent mobile phone service (currently through Telstra)
- Access to travelling stock reserve (approx 11 acres)

The water infrastructure includes 2 creeks, 4 dams as well as an integrated bore, windmill and extensive rainwater system holding approx. 65,000 litres of rainwater and 40,000 Litre holding tank for bore water.

There is also an established garden of fruit and nut trees including Pecan, Macadamia, Kiwi, Nashi Pear, Oranges, Lemons, Mandarine, Mulberry, Blueberry, Boysenberry, Kumquat and various stone fruit, Fig and Apple. Also there is a bird-proof vegetable garden ready to go.

Situated only 30 minutes from Port Macquarie and 30 minutes to Kempsey on sealed roads.

**5 BED | 2 BATH | 15 CAR**

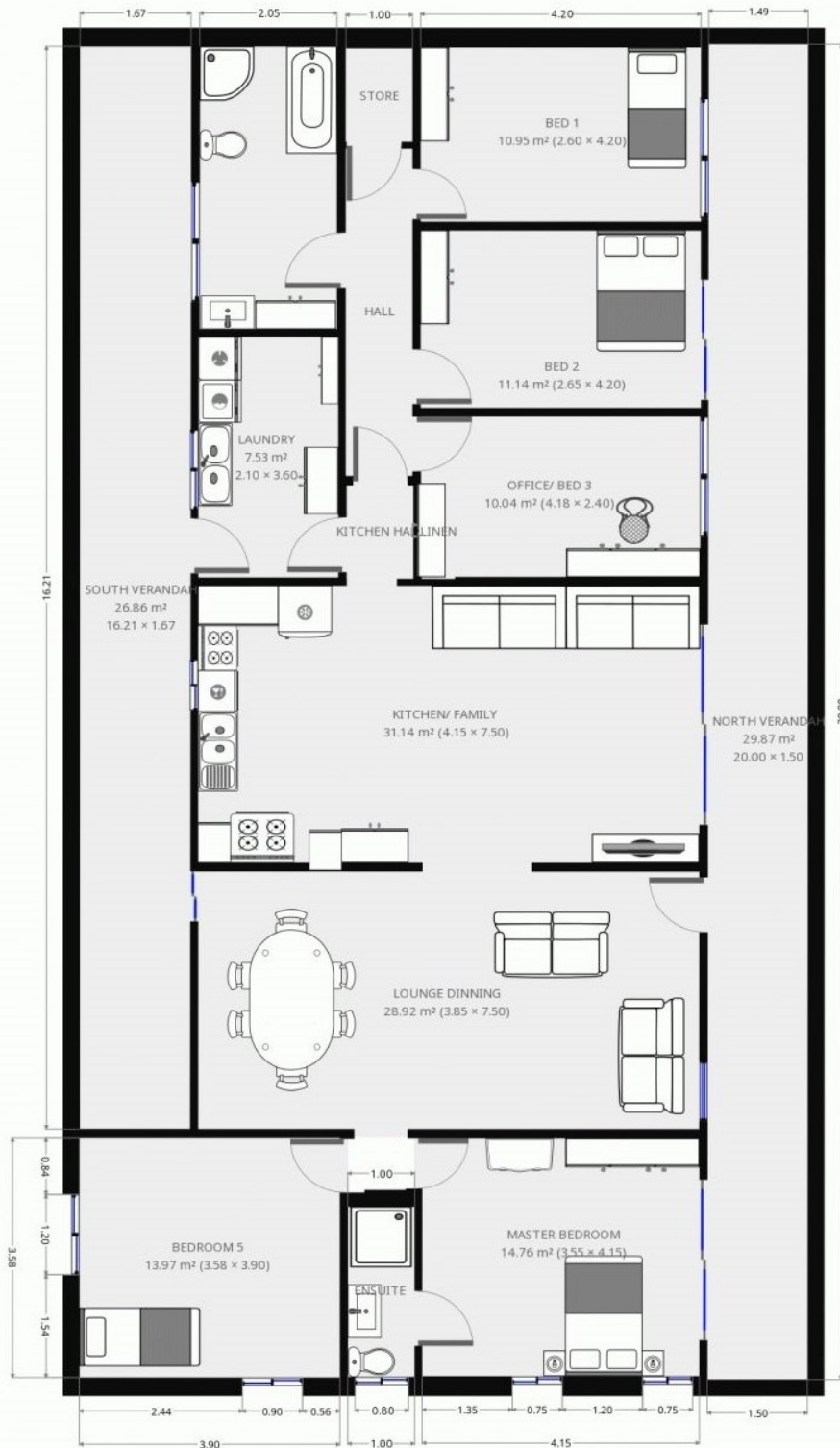
**PRICE:**  
\$968,500

**OPEN FOR INSPECTION:**  
N/A



**Jenny - OLD Magill**  
**0490403052**

[jennymagill@atrealty.com.au](mailto:jennymagill@atrealty.com.au)  
[jennymagill.com.au](http://jennymagill.com.au)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.