

# Sold

321 BAILLIES ROAD, COPMANHURST, NSW, 2460

3  | 2  | 10 



## DESTINATION FOUND...

PRICE: \$600,000

A lazy 25-minute drive from the CBD of Grafton has you stepping right into your very own 'exhale'. 321 Baillies Road offers sealed road access right to the front gate where the day behind you just wades away. The flood free property offers a sense of elevation as you look out over paddocks in one direction and in the other direction is your timbered platform of approximately 13.5 acres.

OPEN FOR INSPECTION:  
N/A

Access in is easy, and you have multiple opportunities to park the car as there is a large double lock up garage, several carports, multiple sheds for storage and even enclosures for pets. The property is powered by mains electricity plus solar with 2 x 22,000L tanks off the home, a 5,000L off the shed and extra water pods in case they are needed. In addition, a seasonal dam is to the rear of the property and the septic system independent.

The home had humble beginnings as a shed, however over time became a spacious and warm family home. Inside, the extensive timber gives a feeling of being in a log cabin, well away in the woods. Three bedrooms and two bathrooms are more than enough here, all kept snug by the wood fire heater or split cycle air conditioners. The kitchen with its large freestanding stove and expansive timber breakfast bar is really inviting and its much larger than you would think.

Whether its Christmas gatherings or just enjoying everyday living, the entertainment area is massive and overlooks the lush green lawns. The second bathroom with laundry is featured alongside.

Its affordable living and our seller has committed to a sale. Contact Kylie Swift at Virtue Property to declare your interest 0488 161621.



## Kylie Swift // 0488 161 621

kylie@virtueproperty.com.au // www.virtueproperty.com.au

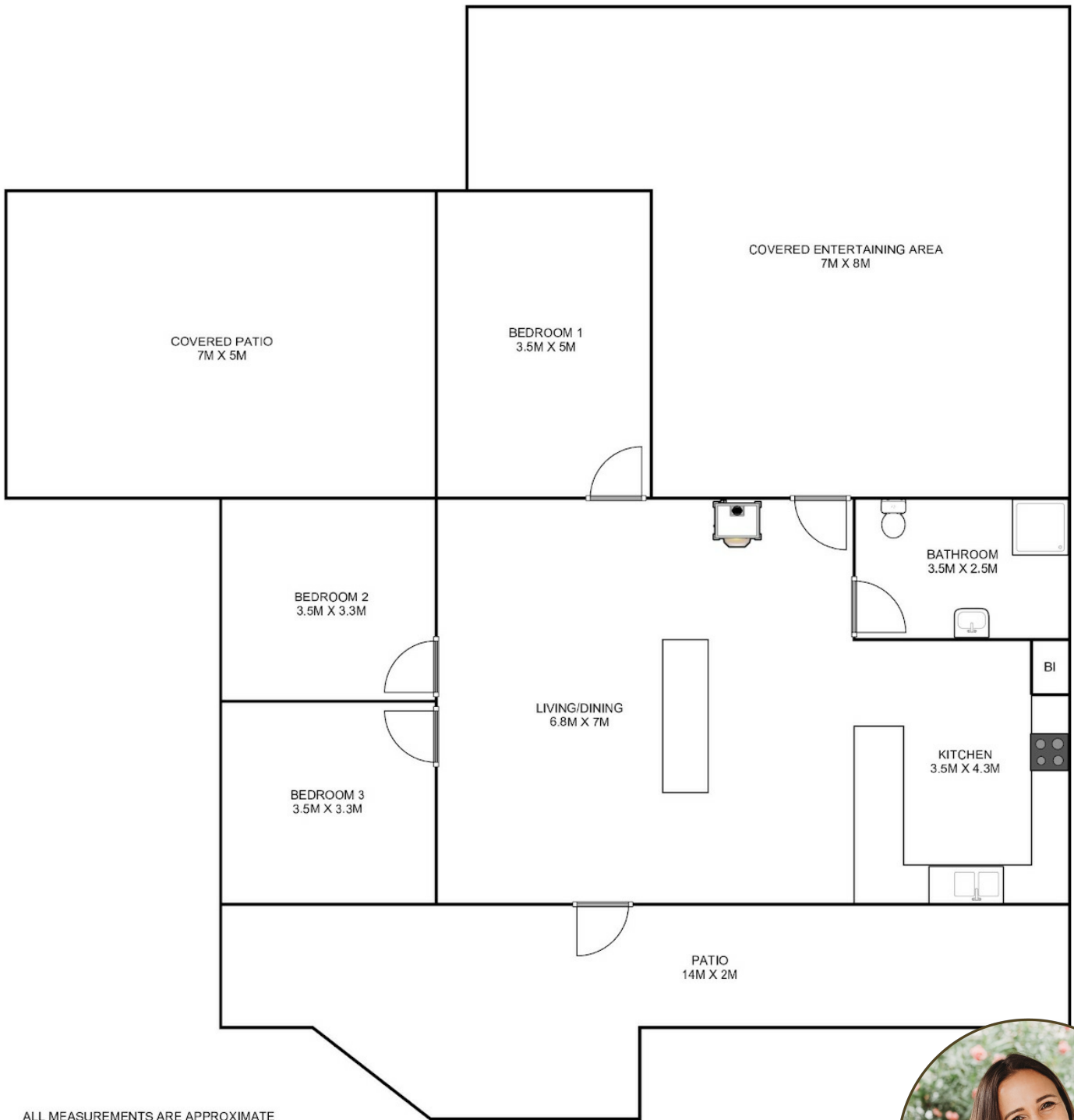
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