



SOLD

HIGH SET FAMILY FRIENDLY HOME ON 4.04 HA (APPROX. 10 ACRES)

Nestled away on a quiet country road surrounded by lush green paddocks with plenty of privacy on 4.04 hectares (approx. 10 acres). This home has been a family home for over 21 years and now it's time for the current owners to move on and let someone else enjoy magical memories.

The house is filled with warmth and is neat as a pin with a recent and tastefully renovated bathroom.

- Featuring generous 3 bedrooms all with built in robes
- A newly renovated bathroom
- A huge lounge room with separate dining area.
- Centrally located and overlooking the covered patio is the 'Galley Style' kitchen with lots of cupboard and bench space and electric oven and cooktop
- There are floating floors throughout with tiles to the bathroom and laundry with carpet to all bedrooms
- 6kw Reverse cycle air conditioner
- Slow combustion wood heater
- Rear family room off kitchen with access to the large covered and paved patio
- Single car garage off the house
- Large shed 6m x 7m + 4m x 6m with power, lighting, and the capacity for two cars and addition storage/work benches etc.
- Fenced chicken coup
- Separate house yard and fully fenced paddock with cattle ramp and yard.
- Mature deciduous ornamental trees that provide shade in summer and sun in winter
- 2 dams with one plumbed to garden taps via pressure pump
- 22,500L concrete water tank
- Solar hot water
- Rates \$1832 pa.
- Pest & Building reports available upon request

The local village at Moorland provides a café, public school, post office and general store just 3km away. The Pacific Highway is only 3.8km away which makes it an easy commute to Sydney which is approx. 3 1/2 hours' drive with dual lane highway. Port Macquarie airport is only approx. 45 minutes and Taree, Kew and Harrington approx. 20 minutes' drive. Crowdy Head is a popular

3 BED | 1 BATH | 3 CAR

PRICE:
\$940,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

Land Size: 4.04ha
House Area: 142sqm
Patio: 20sqm

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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.