



**SOLD**

## PERFECT SIZE HOBBY FARM ONLY 25 MINUTES TO PORT MACQUARIE & BEACHES!

This property ticks so many boxes – for anyone wanting to embrace a rural lifestyle on a smaller scale.

Centrally located only 25 minutes to Port Macquarie, 25 minutes to Kempsey and only 25 minutes to Wauchope.

From waking up to gorgeous views in the morning, through to magnificent sunsets, you can enjoy this home with your family. The land itself and site selection are spectacular. From the moment you enter the property, you are awestruck by the undulating countryside.

With 7 private acres (2.856 ha) and a four bedroom architecturally designed country residence. Move in and enjoy the great community of Gum Scrub/Telegraph Point has to offer with a 25 minute drive to Port Macquarie.

Perfect lifestyle for your family to live in a rural community so close to beaches and have the security you want in growing food for your family. This property would suit a family wanting a hobby farm to grow your own vegetables, set up a permaculture garden, livestock is not a problem with 5 fully fenced yards and 3 dams.

- Open plan living with entrance nook, combined dining & lounge with cast iron combustion fireplace, high ceiling with exposed hardwood beams and sliding door access to the rear verandah and deck.
- Modern colonial/country style kitchen, fully refurbished and is situated adjacent the family/dining room, a huge walk in pantry, island bench, double sink and Italian semi commercial electric oven with 5 gas burner cooktop, Bosch dishwasher and sliding serving windows to deck, perfect for entertaining.
- Four bedrooms, two are double sized, two with built in robes
- Fourth bedroom is located at the other end of the house & has external access, separated from the main living area by a large family rumpus room.
- The large family rumpus room has two sliding doors which lead out to the front of the house.
- The main bathroom is newly renovated with a French colonial style, free standing bath, separate shower, vanity and toilet.

**4 BED | 2 BATH | 5 CAR**

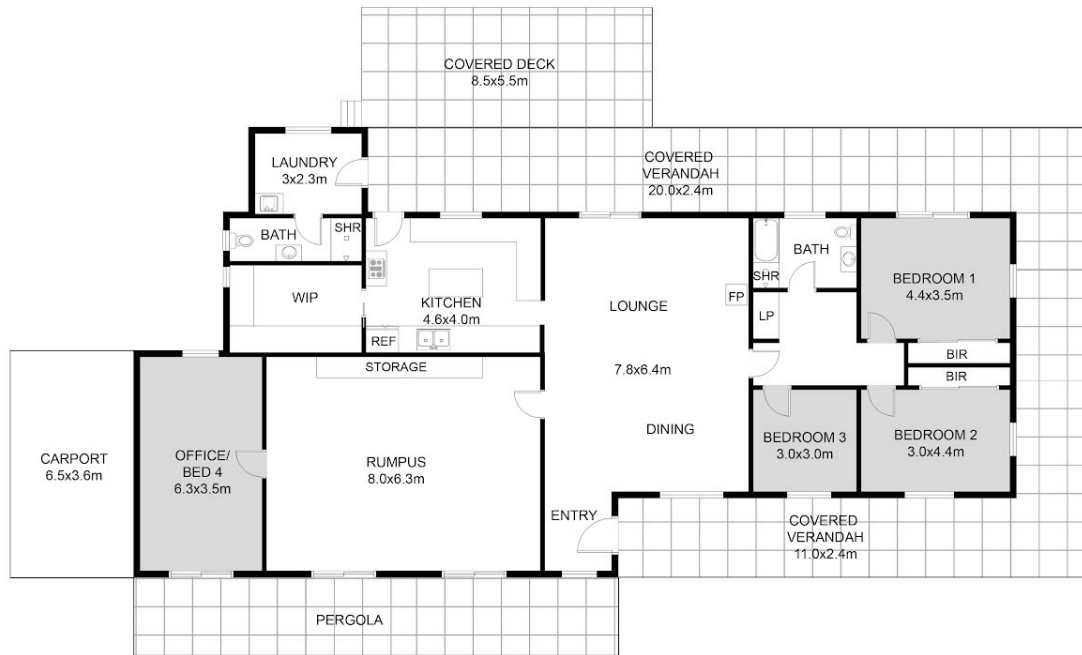
**PRICE:**  
**\$1,110,000**

**OPEN FOR INSPECTION:**  
**N/A**



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**FLOOR PLAN**

House : 218m<sup>2</sup>  
Verandah : 145m<sup>2</sup>

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.



**369 Ballengara Bransdon Road Cooperabung**

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.