



FOR SALE

ENJOY LIFE @ 870 WOOLI ROAD

This property is all about the "Good Life".

So if you are tired of wrestling the stock market, tired of traffic jams, feeling burnt out and unappreciated then read on...

Built and created under the current ownership you can see the care and effort that has gone in to this established property and the asking price is likely well under replacement cost given the huge amount of inclusions on offer here. The timeless and low maintenance construction of the home is an earthy blend of timbers and reconstituted sandstone block work. Tiled living areas and composite timber raked ceilings capture a modern country architecture. Air conditioning, ceiling fans and a 2 sided combustion heater will ensure you thoroughly relax in your new home after getting busy in the great outdoors. Horses, a few cattle or be it mini bikes for the kids this property of near 20 acres can satisfy any. This is a property for the ambitious mind and can easily be running as an income producer with loads of irrigated growing areas and shade house. There is even a cool room in the Workshop for delicate crops or flowers. Water for growing is in plentiful supply with large dams on the property and commercial pumps within the equipment sheds. Extensive fencing allows for segregation of animals and crops. Friends and family will enjoy good times in the substantial alfresco dining area watching the sun set over a few drinks. Can't you smell the steaks on the barbecue. ! The effort to view this property will be rewarded and make sure adequate time is allowed to fully explore this substantial property.

Things to see...

- ** Block double garage plus workshop and cool room.
- ** 4 generous bedrooms, formal living, dining and family room, laundry and second toilet.
- ** Full verandas and outdoor living with cooking station.
- ** Solid timber kitchen with gas cooking and pantry.
- ** Ceiling fans and light fittings throughout.
- ** 8 Ha of useable land with extensive fencing and live stock loading dock.
- ** Equipment sheds, pump house, irrigation and shade house.
- ** 2 dams with pumps and room for more.
- ** Phone, Power, 30,000 litre underground water tank and mail delivery to property.
- ** 10 minutes to local primary school and bus to High schools.
- ** 20 minute drive to Grafton and 20 minute drive to Secluded Wooli Beach.
- ** This is a Surf and Turf investment.

Is this the one? Don't pass up an inspection by appointment to find out!

4 BED | 1 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



Ron Plowman

0422702214

hilltosea@atrealty.com.au

buytheseaproperties.com.au