1011 PINCHIN ROAD, THE CHANNON, NSW, 2480

URI ROSS PROPERTY | @realty

SOLD

OUTSTANDING VALUE

Nimbins' local award winning agent, Uri Ross, proudly presents 1011 Pinchin Road, The Channon. A gorgeous 5 acre flood free parcel of land, featuring a swimming pool, a shed, two mowers, farm buggy, 2 council approved houses, one is nearly 100 years old and the other, is a brand new modern build. Both offering charm and elegance, you will not be disappointed.

With many similar sizes properties in the area achieve around the $1m mark, this property offers outstanding value.
What are you waiting for?

The new build captures the peaceful views of the surrounding valley from its polished slab verandah. All new appliances are installed in the kitchen. The home is a 2BDR separated by the stunning bathroom. Three split system air conditioning systems are in place. Since marketing has been conducted turf is being laid and landscaping is taking place.

The older federation style 2 BDR + sleep-out home is ripe in timber features. It has been freshly painted and boasts a gorgeous VJ panelling in many of the rooms, & plaster elsewhere, timber flooring, casement windows, some with le a modernised kitchen with a brand Bosch new oven. The bathroom was not in the time frame to finish renovating, though has all the tiles & bathroom fittings to be included in the sale. There is a beautiful claw foot bath that does need a basic restoration, overall it is very charming as is.
Walk outside and cool off by the pool on hot summer days, with plenty of undercover entertaining area for friends and family. There are three split system air conditioning units to control the climate + a wood heater for the cosy winter nights.

There is a 9.2m x 9.9m shed, which is powered and has new stylish timber doors, a hardwood frame, a basin all erected on a slab.

The garden is well planned with a range of native plants with generous spacings, a row of citrus and overall this land is very gradual, there is no steep slopes whatsoever on this property.

Some additional features are:
- 5kw solar power
- Solar hot water
- 63,500L of rainwater storage

5 BED | 2 BATH | 4 CAR

PRICE:
$1,100,000

OPEN FOR INSPECTION:
N/A

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Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies.
Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

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.

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