



# SOLD

## VALLEY VIEW.. HARD TO FIND RURAL BLOCK

This is the perfect combination of large county home, productive 9.7 acres perfect for a few horses, cows or maybe a sheep or two. This private block is under 10 kms from the town of Macksville.

The home is 4 bedrooms with the main having a large walk in robe and ensuite. The living areas are a large new country style kitchen looking out to the dining area/family room and outside covered BBQ deck.

The land is approximately 3.95 Ha or 9.7 acres that is split into three paddocks with a set of cattle yards. There is plenty of water with an underground bore and three 5,000 Gal tanks and room to add more if needed.

Other features include:

6kw rooftop solar system.

Large 4 bay shed with lockable space complete with cool room.

Wraparound veranda with covered two car parking next to the home.

Separate guest accommodation.

Large private BBQ area at the rear with beautiful valley and mountain views.

NBN for those who are lucky enough to work from home.

If you think Valley View at Talarm sounds like the dream property you have been searching for ? Then call Craig on 0412 080 287 to organize your private inspection.

NOTE: We are a local Nambucca Valley Real Estate that has its Head Office in Sydney

We make no representation or warranty as the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing.

4 BED | 2 BATH | 6 CAR

PRICE:  
\$890,000

OPEN FOR INSPECTION:  
N/A



**Craig Bellamy**  
0412080287

craig.bellamy@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



INT: 185 sqm  
 EXT: 178 sqm  
 TOTAL: 363 sqm

## 86 RHONES CREEK ROAD, TALARM

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.

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.