Sold

Cappello & Co Property

91 ZANOTTO ROAD, NERICON, NSW, 2680

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EXPLORE YOUR LIFESTYLE VISION ON 56 SENSATIONAL ACRES

PRICE:
$995,000

OPEN FOR INSPECTION:
N/A

Rural serenity and sensational family living are plentiful on this peaceful 56-acre* lifestyle allotment, where the potential to establish and develop your agribusiness concept, hobbies and projects, and the opportunity to enjoy the contemporary comforts of a master-built residence is ideally located approximately 12km from Griffith City Centre.

Space to unwind, entertain and escape is readily found, as the home comprises everyday and formal dining areas, a spacious kitchen with an expansive breakfast bar, and three separate living zones that illustrate harmonious family living. Two of the three living areas appreciate direct access to the fully-fenced rear yard, which provides secure outdoor playtime for children and pets, and the potential for future enhancements such as a pool and an alfresco entertaining area are available (STCA).

Recently revitalized with new flooring and refreshed paint, luxurious tones complement the home's calm atmosphere, and 9ft (approx.) ceilings create an inviting sense of spaciousness. The four bedrooms include the main bedroom, complete with a walk-in robe and ensuite; the fourth bedroom offers versatility as a home office, whilst a central bathroom and laundry deliver ease of the daily dynamics, and ducted heating/cooling, and a wood heater ensure excellent year-round comfort.

The plot's nutrient-rich land is ideal for permanent crops and seasonal plantings, with the support of 10 megalitres of high-security water included in the sale and 53 delivery entitlements, a double garage with a carport and large machinery shed adding valuable amenities. A rich

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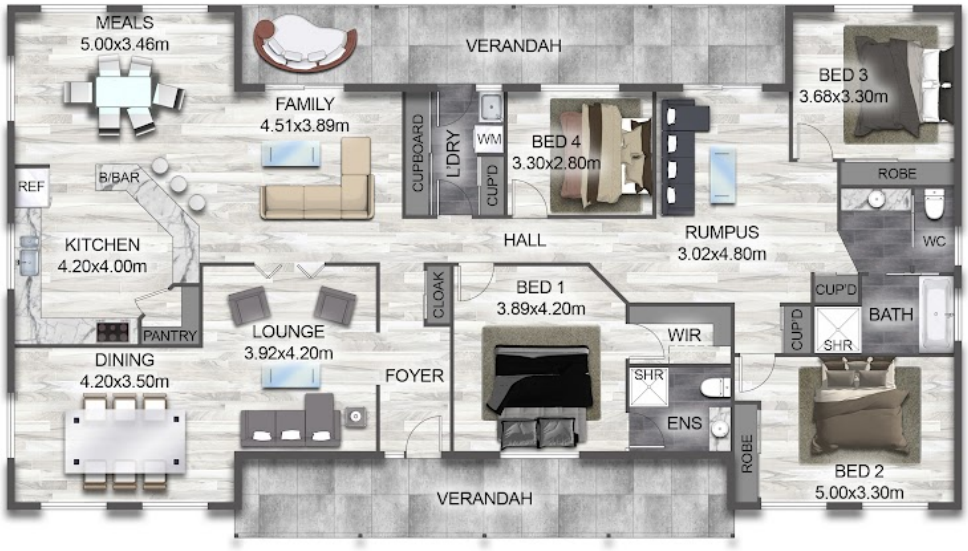
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FLOOR PLAN



SITE PLAN

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.

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