



# SOLD

## ESCAPE TO YOUR DREAM RURAL RETREAT.

Welcome to your dream rural retreat in the picturesque town of Narracan. Nestled on approx. 11 acres of sprawling land, this stunning property boasts breath-taking views of the surrounding countryside and offers the perfect balance of peaceful seclusion and modern convenience.

With 3 bedrooms all with BIR and ensuite to master, family bathroom, and ample parking space, this property is perfect for families looking to escape the hustle and bustle of city living.

Step inside and greeted by a warm and inviting atmosphere, the large windows flood the space with natural light. The new kitchen features a huge 3-meter island bench, integrating pot storage and cooktop. An oversized triple-glazed UK Fireclay sink and black tapware gives a modern yet rustic farmhouse appeal with black handles throughout. An integrated microwave, built-in dishwasher and large overhang perfect for bar stools complete the functional kitchen complete with large meals area or 2nd living. The spacious living area is the perfect place to relax, unwind and enjoy the views

But the true highlight of this property is its eco-friendly features. With split system air conditioning and heating, you can stay comfortable all year round without breaking the bank. And with solar panels and a water tank, you can feel good about reducing your carbon footprint and saving on utility bills.

Step outside and experience the true beauty of this property. Enjoy a cup of coffee on the wrap around verandah as you take in the stunning views of the rolling hills and lush greenery. The outdoor entertaining area includes party lights and a great place to relax and unwind with family and friends.

Mancave or Rumpus room, inside the 7m x 11m shed complete with power, overhead lighting, a huge 9kw reverse cycle Wi-Fi air conditioner, Jindara fan-forced wood heater makes it the perfect space for winter entertaining or the adult children that won't leave home. Room for the cars/ farm toys with a workshop on the property, you have the space and room for the tools to pursue any hobbies or projects you've been dreaming of.

The land offers endless possibilities, whether you want to start your own hobby farm, have space for your kids and pets to run and play, or simply enjoy a peaceful stroll through nature.

The farmland is currently maintained by 10 Dorpa mix sheep and 2 Dexter cows, with the home lot only requiring minimal mowing. Chickens and ducks provide eggs, lemon trees produce beautiful fruit, and ferns galore high

3 BED | 2 BATH | 4 CAR

PRICE:  
\$845,000

OPEN FOR INSPECTION:  
N/A



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**TOTAL: 161 m<sup>2</sup>**  
 FLOOR 1: 161 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 49 m<sup>2</sup>, " ": 7 m<sup>2</sup>, GARAGE: 37 m<sup>2</sup>,  
 VERANDAH: 95 m<sup>2</sup>, PATIO: 70 m<sup>2</sup>, " ": 10 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.