

2102 KIOWARRAH ROAD, BEVENDALE, NSW, 2581



# FOR SALE

## WEEKENDER? FOREVER HOME? ITS ALL HERE READY TO GO!

Rural Lifestyle Property – House, Sheds, Equipment & More – Ready for Your Next Chapter  
This fantastic rural property offers space, comfort, and practicality in a peaceful country setting with a picturesque backdrop, just a short drive from nearby townships and essential amenities. Set on a generous parcel of land (110 Acres), this well-appointed 5-bedroom residence comes with extensive infrastructure, machinery, and vehicles – perfect for those seeking a rural escape with everything ready to go.

### Property Features:

#### The Home:

- 5 spacious bedrooms
- 1 well appointed bathroom + additional external toilet
- Fully appointed kitchen with gas cooking (bottled gas)
- Instantaneous gas hot water system
- Security system with remote monitoring
- Near-new air conditioner for year-round comfort
- Combustion wood fire heater for cozy winter nights
- Comfortable living spaces ideal for families or entertaining
- A combined total of 56,000 Litres of water storage
- Furniture included Walk in, Walk out the property is all set up and ready to go!

#### Infrastructure:

- Multiple sheds for storage and workshop use
- Secure shipping container for valuable storage
- 2 small dams for water supply and stock use
- Connected to mains electricity
- Bottled gas for cooking & hot water
- Fully fenced

#### Machinery, Vehicles & Inclusions:

- Lovol 60HP Tractor – practically brand new with only 123 hours
- Comes with: Slasher, Front Bucket, Backhoe, Post Hole Digger, Flail, Tynes & Grader
- 2 Motorbikes:
  - Yamaha 230cc Enduro – Excellent Condition
  - YCF125 – Excellent Condition

5 BED | 1 BATH | 3 CAR

PRICE:  
\$690,000

OPEN FOR INSPECTION:  
May 24 at 10:30am - 11:30am



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