

806 ETTRICK ROAD, ETTRICK, NSW, 2474



# FOR SALE

## SPACIOUS HOME WITH CREEK, SHEDS & SPACE TO GROW

### NEW PRICE ADJUSTMENT !!

Welcome to 806 Ettrick Road, Ettrick – A Peaceful Country Escape on Camp Creek. Set on a picturesque 2.22 Ha (5.48 acres), this spacious 5-bedroom, 2-bathroom country home offers a relaxed rural lifestyle ideal for families, hobby farmers, or those simply seeking space and serenity.

Positioned beside the tranquil Camp Creek and shaded by established gum trees, the property features expansive lawns, making it perfect for camping, pets, horses, or even a house cow. The home is mid-renovation, giving you a head start with a new kitchen and bathroom near completed. A generous living area with reverse cycle air-conditioning and a gas heater for all year-round comfort.

Packed with infrastructure, the property includes:

- A large solar system
- Four water tanks
- One 4-bay shed
- Two 8m x 8m storage sheds
- Lockable workshop, garden shed, and chicken run
- A dam for extra water storage
- Good fencing and
- Rich basalt soils ideal for growing your veggies and fruit trees.

Located just 12km from Kyogle with school bus and mail service at the gate, this property offers the best of both convenience and seclusion. Don't miss your chance to enjoy country living.

For more information or to arrange an inspection, contact us today. David- 0428 322 517 or Lynda - 0497 395 093. Lifetime locals to the area.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Croker Realty cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Croker Realty

5 BED | 2 BATH | 4 CAR

PRICE:  
\$670,000

OPEN FOR INSPECTION:  
N/A



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Croker Realty



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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