

473 SMITHS CREEK ROAD, SMITHS CREEK, NSW, 2474



# FOR SALE

## NEW PRICE - QUIET COUNTRY LIFESTYLE, ELEVATED BRICK HOME WITH VALLEY VIEWS & CREEK FRONTAGE

Welcome to 473 Smiths Creek Road – Your Country Dream Awaits. The Ultimate Hobby Farm – Views, Orchard & Veggies.

Nestled in the picturesque Smiths Creek valley, this 35.5-acre lifestyle property offers the perfect blend of rural charm and modern comfort. Stretching from the tranquil creek at the front boundary to the majestic mountains at the rear, this property is an ideal retreat for those seeking space, serenity, and self-sufficiency.

The solid brick home, built in 2011, sits proudly on an elevated shelf, capturing sweeping valley views in every direction. Inside, you'll find three generous bedrooms, including a master with a walk-through robe and ensuite, along with reverse cycle air conditioning to ensure year-round comfort.

Designed with sustainability in mind, the property boasts a 6.5kW solar system, solar hot water, four large water tanks, a dam, and frontage to Smiths Creek, providing abundant water options. The land is thoughtfully divided into 12 well-maintained paddocks with a solid set of steel cattle yards — ideal for hobby farming or running livestock.

Additional features include:

- \* A large insulated shed with power, concrete slab and covered area
- \* An established orchard with macadamia, mango, avocado, mulberry, orange, mandarin, custard apple
- \* Veggie gardens and a fully fenced chicken run for fresh produce and eggs
- \* A peaceful front porch to soak in the valley views, native surrounds and the abundance of wildlife

This is your chance to embrace country living with comfort, practicality, and plenty of scope to grow. Located within a friendly rural community and just a scenic drive to nearby townships — this property is truly something special.

For more information or to arrange an inspection, contact us today. David- 0428 322 517. Lifetime local 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

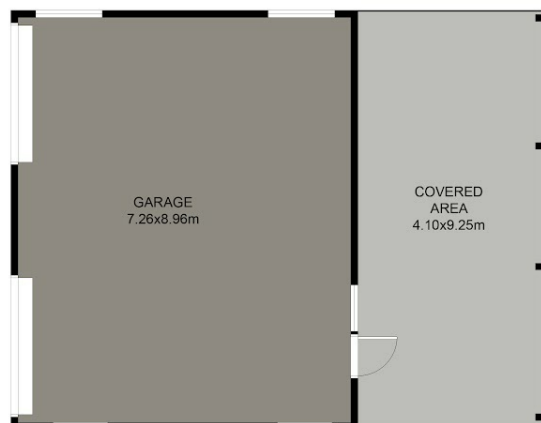
3 BED | 2 BATH | 1 CAR

PRICE:  
\$1,200,000

OPEN FOR INSPECTION:  
N/A



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Croker Realty



### FLOOR 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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