



FOR SALE

TRADIE'S DREAM, HORSE HAVEN & FAMILY OASIS – ALL MINUTES FROM PORT MACQUARIE!

Spanning 10.53ha (26.01 acres) with RU1 & C2 Environmental zoning, you'll find approx. 6-8 acres cleared for horses and hobbies, with the remainder providing habitat for extensive wildlife. East-facing orientation brings morning light, and the property sits near a koala corridor. High biodiversity values may suit Biodiversity Conservation Trust agreements for potential income.

Three Spacious Levels

Upper: Five bedrooms (master with ensuite & built-ins), showpiece main bathroom with clawfoot bath, beautiful spotted gum flooring. Fifth room is ideal as nursery, study or storage.

Middle: Architectural arches, expansive living/games room with open fireplace, separate lounge with custom barn door, custom bamboo cabinetry.

Lower: Renovated kitchen with stone bench tops, 900mm gas cooktop, walk-in pantry, level access to yard/paddocks. Large laundry, extra toilet, disability-friendly master bedroom with wet room ensuite and direct backyard access.

HIGHLIGHTS

- Undercover BBQ, full-length verandah, two ponds, established fig tree
- Two horse paddocks, multiple sheds for tack/feed, water to paddocks + town water (agisting at \$50/wk)
- 18m x 9m shed: hard base, 50-amp 3-phase power, multiple 240V points, fluoro lighting
- 18m x 18m shed: concrete floor, five roller doors, drive-through access
- Additional parking: caravan shelter, multiple carports
- Garage with internal access, hack sheds, feed shed, hay shed
- Double brick construction, new guttering, near new kitchen, septic with absorption trench, concrete driveway with turning circle, flood-free, 3-phase power

6 BED | 3 BATH | 8 CAR

PRICE:

\$1,900,000 - \$2,000,000

OPEN FOR INSPECTION:

N/A

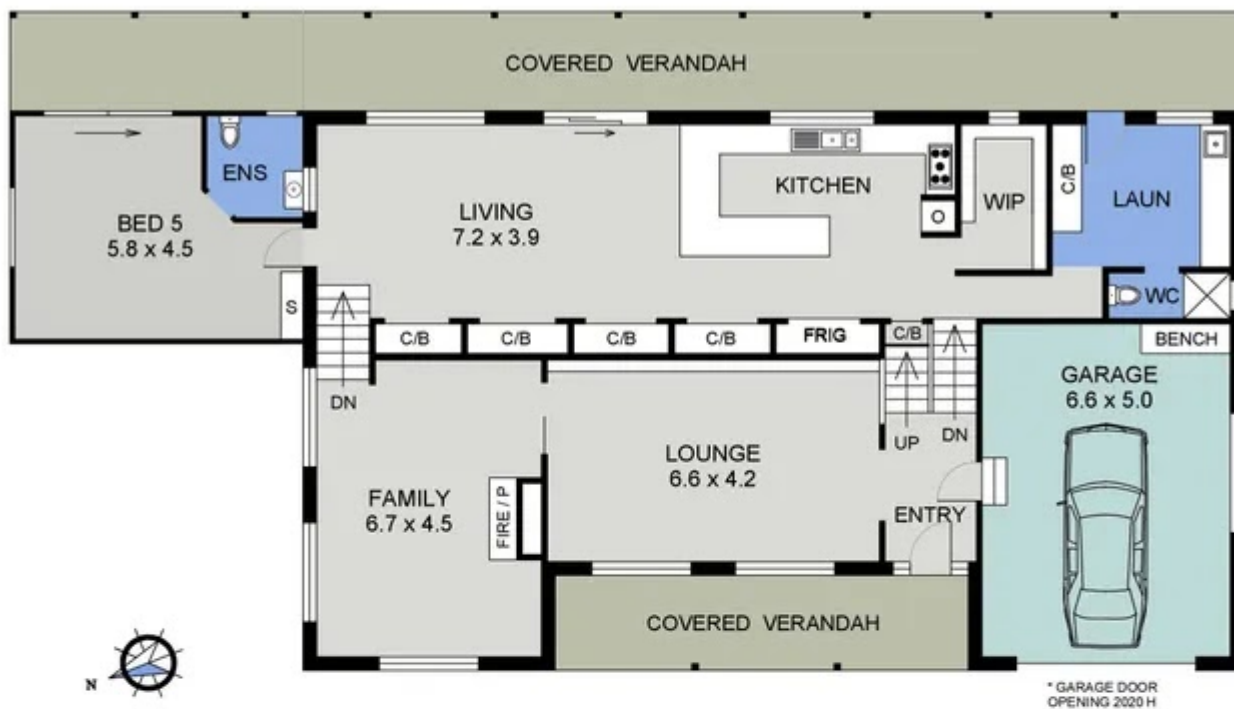


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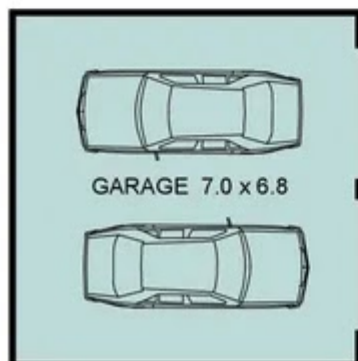
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LOWER FLOOR PLAN
(225 sq m Approx)



UPPER FLOOR PLAN
(96 sq m Approx)
Scale - 1:130



SEPARATE
GARAGE

10 LINFIELD PARK ROAD
PORT MACQUARIE

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.