

44 GUM SCRUB ROAD, GUM SCRUB, NSW, 2441



FOR SALE

**ONLY 30 MINUTES FROM PORT MACQUARIE -
8.9 ACRES – SETUP FOR HORSES!**

Designed for easy living, the home features two reverse-cycle air conditioners and a combination of durable vinyl plank flooring and beautiful hardwood floors. The galley-style kitchen is both functional and welcoming, with a gas cooktop and a servery window opening to the outdoor deck —ideal for entertaining family and friends.

Outdoors is where this property truly shines. Wide wrap-around verandahs invite you to slow down and enjoy the changing light from sunrise to sunset, while landscaped gardens and a firepit create the perfect setting for relaxed evenings and gatherings.

Property Highlights

- Peaceful rural setting in Gum Scrub with a friendly community feel
- Approx. 440 metres to the school bus stop at the start of the street
- 8.9 acres (3.65 ha) with 5 fenced paddocks
- Round yard, tack room, and 2 stables (all within easy access from the house)
- Dam in rear paddock
- Comfortable 4-bedroom home with fresh paint throughout
- Master retreat with verandah access, walk-in robe and renovated ensuite
- Three additional bedrooms with ceiling fans
- Two reverse-cycle air conditioners for year-round comfort
- Well-appointed galley kitchen with gas cooktop and servery to deck
- Wrap-around verandahs, landscaped gardens, and firepit area
- Double carport near house plus additional double carport
- 3 x 22,000L water tanks, Enviro cycle septic system
- 6.6kW solar system

4 BED | 2 BATH | 4 CAR

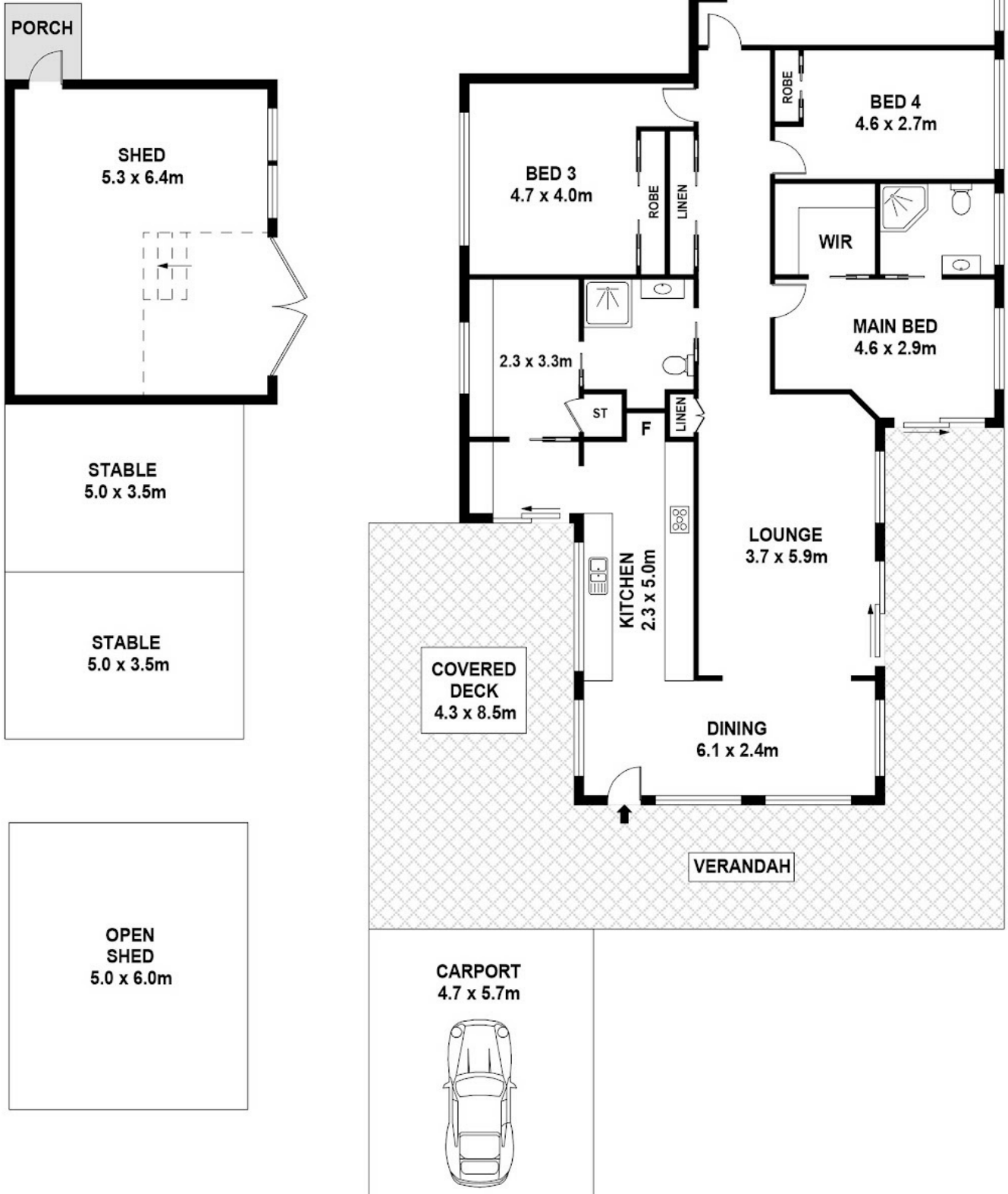
PRICE:
\$1,350,000

OPEN FOR INSPECTION:
N/A



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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.

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

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