256 SPOKES ROAD, BALLENGARRA, NSW, 2441









FOR SALE

BOUTIQUE TIMBERS – HOME, LIFESTYLE & TIMBER MILL ON APPROX. 84 HA (207 ACRES)

Nestled amongst rolling green hills with stunning views to Mount Cairncross, Boutique Timbers offers a rare opportunity to secure approximately 84 hectares (208 acres) complete with a spacious family home, established infrastructure and a highly successful timber mill.

Located just 35 minutes from Port Macquarie, this private sanctuary combines lifestyle, income potential and self-sufficiency. With approximately 70% cleared and usable land, five dams, a permanent creek, bore water and extensive shedding, the property is ideal for those seeking space, privacy and productivity.

The solid brick, steel-framed residence offers over 300m² of living space and features three oversized bedrooms, including a king-sized master with walk-in wardrobe and direct access to the rear entertaining area.

The oversized family bathroom includes a spa bath, shower and vanity, while multiple living and dining spaces provide plenty of room for family and guests. Reverse cycle air conditioning and a combustion fireplace ensure year-round comfort. A second bathroom at the rear of the garage is perfect for use from the pool and outdoor entertaining areas.

At the heart of the home is a spacious country kitchen with abundant bench space, excellent storage and a beautiful handcrafted timber dining table made from timber milled on the property. Designed for bringing people together, it's the perfect space for family dinners, celebrations and weekend cook-ups.

A huge undercover entertaining area runs almost the full length of the home and overlooks the in ground swimming pool and surrounding countryside. Outside you'll also find extensive concrete areas, established gardens, a fenced orchard, vegetable gardens, growing structures and a garden shed.

Vehicle accommodation includes a double garage with internal access, double carport and three sheds.

A standout feature is the inclusion of the long-established Boutique Timbers business. The sale

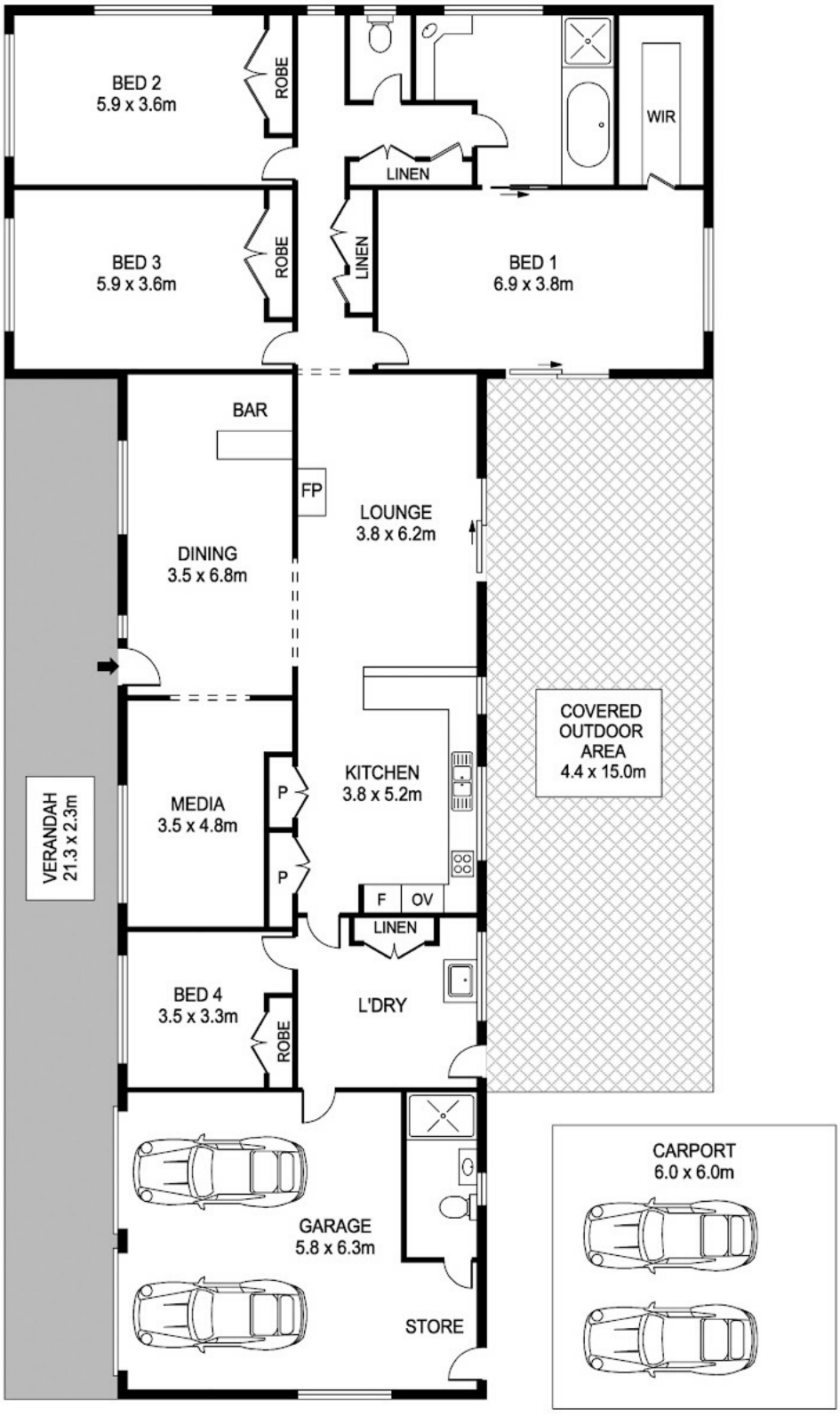
4 BED | 2 BATH | 2 CAR

PRICE:
$1,550,000

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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