

## Private acreage with fully renovated home and multiple improvements

This 218.34 acre ( 88.21 ha) landholding offers complete privacy for buyers seeking a rural lifestyle only 28 km from Wauchope on the NSW mid north coast.

Currently running between 40-50 breeders year-round, the property is around $90 \%$ cleared to pasture and features four main paddocks that include creek flats and undulating country rising to timbered ridgelines.

There's a good mix of perennial grasses, five spring fed dams, two holding paddocks and a near new set of cattle yards. Set up to be a oneperson operation, the property is easily managed and offers an opportunity for running a herd part-time with secure fencing and water.
The property has a fully renovated three-bedroom home which features a large al-fresco entertaining area, above ground swimming pool, brand new kitchen and three-way bathroom. Air conditioning and a wood heater ensure comfort year round with the home offering fresh and neutral tones throughout.

The home is reached via a 1 km private road ensuring complete privacy and a complete rural sanctuary.

Completing this desirable package is a $12 \mathrm{~m} \times 8 \mathrm{~m}$ shed, horse shelters with day yards and abundant water via four water tanks.

Please contact the exclusive agents Slater \& Slater for more information.
 88.21 ha

| Price | SOLD for $\$ 900,000$ |
| :--- | :--- |
| Property Type | Residential |
| Property ID | 506 |
| Land Area | 88.21 ha |
| Floor Area | 212 m 2 |

## Agent Details

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## Office Details

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$\overline{\text { SLATER } \& ~ S L A T E R}$

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