

Sold



88 Beechwood Rd, Wauchope

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SOLD by Julie Slater

This versatile property presents an opportunity to secure a unique and rarely available acreage lifestyle with the convenience of being within walking distance to town and all its amenities.

The 30.8 pastured acres offer a genuine rural ambience with frontage to Yippin Creek that provides easy access into the Hastings River. Seven paddocks, yards with race and crush and improved pastures allow for livestock with the current owner running 15 head of cattle year round. It would also be ideal as an equestrian facility.

The property also features extensive shedding with secure storage for at least eight vehicles, two open bays and three-phase power.

The quality four bedroom brick home is accessed via a long bitumen driveway and has verandahs front and rear, inground salt water swimming pool and spa and a garage with remote door.

The kitchen, dining and family lounge flows out to the rear entertaining area and the pool. There is a further lounge room, four good-sized bedrooms with BIRs and the main enjoys a walk-in wardrobe and ensuite. Completing the home is the main bathroom with bath and shower, separate toilet, ducted heating/cooling throughout and plentiful storage.

The property's features also include town water connection plus 50,000 litres of tank water storage, 10kw (66 panel) solar system, solar hot water system, cool room, bathroom and kitchen in a separate building and high quality infrastructure previously used for bird rearing and breeding that

4 3 9 30.80 ac

Price	SOLD
Property Type	Residential
Property ID	526
Land Area	30.80 ac
Floor Area	286 m2

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could be converted to a number of other uses.

This unique proposition would suit buyers seeking a property that offers a rare combination of land size, privacy, infrastructure, location and versatility. It is zoned RU1 - Primary Production.

Please contact the exclusive agent Julie Slater on 02 6585 2212 or 0499 994 241 for more information.

Property features:

Verandah, undercover outdoor area, town water, 50,000 lt water tank and pump, water frontage to Yippin Creek, access to Hastings river, dam, fresh water available insitu, fenced, garage remote, built-in robes, 9ft ceilings, 10Kw solar system with SMA Inverter, 3 phase power, tar sealed driveway, paddocks x 7, laneway system, metal cattle race and crush, fattening cattle yard, new roof installed 2020, ducted Daiken air conditioning system, 30 prime Kikuyu acres, new pool pump and heater system, glass tube hot water system, external walls double insulated, internal walls sound insulated, R6 Insulation batts, security system on shed, 6 x 15 amp power points, storage shed and bathroom, machinery shed 18 x 10m, custom built shed/aviary 250m2, saltwater inground pool & spa, cool room, kitchenette in store room, zoned RU1 primary production.

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