

## Bobs Farm, 418 Marsh Road

5 acre - Lifestyle living

Are you a first-time homebuyer looking for the perfect stepping stone into the market or a place to get away from city life. This serene 5 acre parcel of land offers the country lifestyle just a 10 minute drive from iconic Birubi Beach.

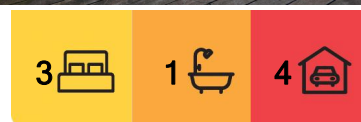
There is a fully renovated 3 bedroom cabin that is perfect to reside in while you contemplate and draw up your dream home to build later. (subject to council approval of course).

The Cabin:

- 3 Bedrooms: The main has a walk in robe and beds 2 and 3 both have built ins, providing ample storage for your belongings.
- Open living area and dining room with split system air-conditioning.
- A brand new galley style kitchen with dishwasher and french doors to outside.
- A stylish and functional bathroom and laundry that meets all your needs.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Auction

**View**  
By Appointment

**Contact**  
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**LJ Hooker Nelson Bay**  
(02) 4984 2400



- Step outside to a huge covered outdoor entertaining deck, perfect for hosting family gatherings or enjoying quiet evenings under the stars. The spacious area is ideal for barbecues, outdoor dining, and relaxing with friends.

#### The Shed:

- 6.2m x 11.6m Garaging - Loads of storage for vehicles, tools, and equipment. The garage has full power and lighting. making it perfect for DIY enthusiasts, tradesperson or a space for all the toys.

#### The Land:

- Set on a generous 5 acre parcel of land, this property offers plenty of space for kids to play and pets to roam.

#### The Location:

-You will enjoy the peace and quiet of rural life while being just a short 10min drive from the beautiful beaches of Birubi and Anna Bay.

-17min drive to Nelson Bay

-13min drive to Newcastle Airport

-45min drive to Newcastle

Don't miss the opportunity to secure this 5 acre lifestyle property. Contact us today to arrange a viewing and experience the country charm of this property for yourself!

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## More About this Property

<b>Property ID</b>	13P0F6R
<b>Property Type</b>	House
<b>Land Area</b>	5 acre
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Workshop Built-in-Robes Water Tank

#### Jason Brennan 0419 691 377

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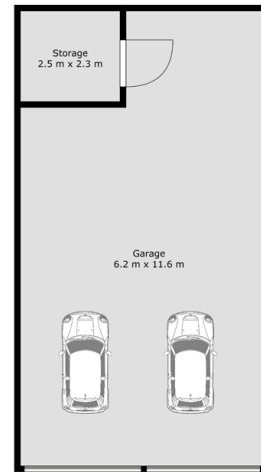


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**TOTAL: 135 m<sup>2</sup>**  
**FLOOR 1: 135 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 66 m<sup>2</sup>, STORAGE: 6 m<sup>2</sup>, VERANDAH: 11 m<sup>2</sup>,**  
**ALFRESCO AREA: 63 m<sup>2</sup>, DECK: 22 m<sup>2</sup>**  
**WALLS: 15 m<sup>2</sup>**

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