






88 McCaffreys Road, Hannam Vale

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## Picturesque Escape in the Majestic Mountains of Hannam Vale

Our Vendor is genuine about selling and has just reduced their asking price to what we feel is below market value at \$850,000. A change of circumstances has resulted in them needing a quick sale. Come and take a look at what this exceptionally affordable small acreage property has to offer...

Escape to the serene beauty of Hannam Vale, nestled in one of the most fertile and picturesque valleys of the Mid North Coast. Positioned on 2.073 hectares (approx. 5.12 acres), this charming property offers tranquil country living, perfect for nature lovers and outdoor enthusiasts.

Set between National Parks and State Forests, this boutique village home is ideally located midway between Taree and Port Macquarie, offering the perfect balance of rural seclusion and accessibility.

The property features include...

Comfortable Interiors: The new plush carpet and fresh paintwork

**FOR SALE**

Please Call

**AGENTS**

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Kelly Sawyer  
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**AGENCY**

LJ Hooker Taree  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

throughout, along with a ceiling fan and air conditioning, ensures year-round comfort in the living room. The adjacent dining area, featuring large windows, fills the space with natural light and offers picturesque views of the dams and its surroundings.

**Enjoy Spacious Living:** The open kitchen features a sleek grey tiled floor and is equipped with an upright stove, overhead cupboards and a dishwasher. It effortlessly flows into the living room and extends to a generous timber deck, making it the ideal space to unwind while soaking in the beautiful views.

**Expansive Outdoor Living:** The standout feature of this residence is the spacious undercover deck that wraps around the home, providing beautiful countryside views - ideal for entertaining, barbecues and more. Additionally, there is another undercover alfresco/carport on the Northern side, enhancing the possibilities for outdoor living.

**Three Bedrooms:** Two of the rooms feature built-in storage, while the master bedroom offers a walk-in wardrobe and a private ensuite bathroom, renovated with updated fixtures.

**Two Bathrooms:** Highlighting a newly renovated main bathroom with VJ panelling, modern grey tiling, feature black shower screen and tap-wear and a luxurious freestanding bathtub.

**Excellent Sheds, Carports and Space for Equipment:** This property offers multiple sheds and additional carports, providing plenty of room for hobbies or equipment with space for up to 9 cars! The largest of the three sheds measures approx. 18m x 7m with a roller door 3m wide and 2.7m high; ideal for larger caravans. The second shed is approx. 9.2m x 6.2m, while the third shed, located near the house is a single garage measuring 6m x 3.7m.

**Lush Natural Surroundings:** Within the grounds you'll find a delightful array of fruit trees. This lush environment not only enhances the beauty of the landscape but also provides a bountiful harvest for those who appreciate homegrown produce.

**Comprehensive Features for Rural Living:** The property also includes one garden shed for convenient storage, two dams that add to the natural charm and utility of the land and two paddocks in addition to the house section, offering space for livestock or other uses. With 4 x 22,500 L water tanks ensuring abundant water storage and dog-proof fencing around the house, the property is well-equipped for a comfortable and sustainable lifestyle.

This private oasis offers an abundance of wildlife and a peaceful atmosphere, providing a getaway where you can fully immerse yourself in the beauty of country living. Don't miss the opportunity to own this slice of paradise in Hannam Vale, call Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or to arrange a viewing.

## MORE DETAILS

Property ID 1QY5F7G  
Property Type House  
Land Area 2.07 hectare  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Deck  
Dishwasher  
Outdoor Entertaining  
Workshop  
Built-in-Robes  
Secure Parking  
Water Tank

**Justin Atkins 0417 955 176**

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Ground floor



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Floor plan is provided as indicative layout only. Measurements are not available. floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

