



103 Irwins Road, Koorainghat

"SOUTH WIND" BEAUTIFUL AND USABLE

Discover the peace and privacy of this 10.2 hectare (25 acres)* lifestyle property, offering a perfect mix of usable land and natural beauty. With two dams, excellent fencing, and well-kept paddocks, it's ideal for hobby farming, livestock or simply enjoying wide open space.

The three-bedroom home has been lovingly maintained, while the impressive shedding comes complete with power, a shower and toilet, plus a machinery shed for all your gear. Water security is assured with 10,000 gallon (45,000L)* and 1000 gallon (3500L)* tanks.

Sit back and watch wallabies grazing at dusk, or wake to the sound of birdsong. "South Wind" is country living at its best whilst being only 9.5km* from the beach.

- Three bedrooms with built in wardrobes
- L shaped lounge/dining with bar
- Updated modern kitchen with electric cook top and wall oven
- Family room off the kitchen opening to undercover patio overlooking the rural landscape
- Second covered entertaining space
- Single lock up garage
- 10,000 (45,000L)* Tank and 1000 gallon (3500L)*

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.

3 1 1

FOR SALE

Please Call

AGENTS

Josh Robards
0432 152 706
j.robards@ljhooker.com.au

AGENCY

LJ Hooker Old Bar Beach
(02) 6553 7133

LJ Hooker

- Large shed that was lived in before building the current home, high 4m* roller door access for truck or caravan, power connected, and has a bathroom
- Machinery shed
- 2 good sized dams, one that has a pump connected to tank for gardens
- All fencing in good condition, some brand new
- Approximately 25 acres
- 9.5km* or 12 minute drive to Old Bar for shopping, school, cafes, restaurants and the beach
- 12km* to Taree

With acres of usable land, great infrastructure, the beach and town not far away. "South Wind" is ready to enjoy from day one. Don't miss this rare opportunity to secure your slice of country living by the coast. Call Josh Robards 0432 152 706 to find out more.

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- Approximate areas, distances, times

MORE DETAILS

Property ID	NXUF6X
Property Type	AcreageSemi-rural
Land Area	10.2 hectare
Including	Built-in-Robes
	Council Rates \$2500 approx per Annum

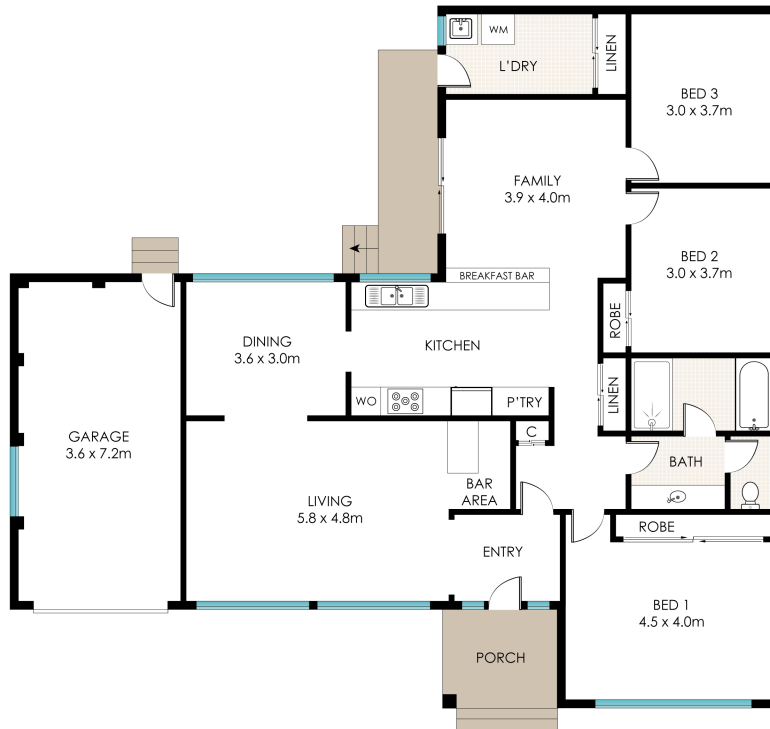
Josh Robards 0432 152 706

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Floor Plan measurements are approximate and are for illustrative purposes only.
 Floor Plan by James Cause Photography jamescause.com

