



LJ Hooker



1291 Lansdowne Road, Lansdowne NSW
This floor plan including future measurements and dimensions are approximate and for illustrative purposes only.

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Affordable 10 Acre Property on the River at Picturesque Lansdowne

Escape to the charming village of Lansdowne with this picturesque small acreage property, spanning 4.198 hectares (approx. 10.37 acres) and offering serene river frontage along the bottom boundary. Whether you enjoy swimming, fishing, boating or simply unwinding in nature by the water, this property provides the perfect setting. For those with equestrian or farming interests, the well-maintained paddocks, with good fencing, and a large dam provide ample opportunities.

Conveniently located just 20 minutes drive (approx.) from Taree and 2km from Lansdowne village, you're also just a short 22 minute drive to Harrington Beach. The Lansdowne village offers essential amenities including a Bowling and Recreation Club, Primary School, General Store, Post Office and various nature reserves with scenic walking trails. If the idea of settling in the tranquil hinterland of the Manning Valley appeals to you, this property presents an ideal and affordable opportunity.

Enjoy the sense of seclusion and rural ambiance, all with the

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FOR SALE
NEW PRICE \$700,000 - \$750,000

VIEW
By Appointment

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convenience of a tar-sealed road leading to your driveway. The tidy brick home sits elevated on a private, peaceful block, providing an inviting and comfortable space with potential for expansion and renovation for growing families.

Step onto the tiled verandah, where views over the property lead into the light-filled living room. This space boasts large windows with a rural outlook, reverse cycle air conditioning, ceiling fan, polished timber flooring and a cosy woodfire. The dining room connects to a practical country-style kitchen and an adjacent laundry leads to an undercover patio overlooking the rear yard.

All three bedrooms feature fans and air conditioning, with one offering built-in storage. The hardwood timber floors flow throughout, maintaining a cohesive and warm atmosphere. The bathroom includes a shower, bath and vanity, with a separate toilet for convenience.

Outside, you'll find a fire pit area, perfect for enjoying evenings under the stars. Additionally, the property includes two double garages, measuring 8.9m x 6m and 9.2m x 6.2m (approx.), each with a concrete floor and power supply; ideal for secure parking, storage or workshop space.

The existing owners have thoroughly enjoyed their time at the property but are now moving on and are open to all genuine offers from the market for this charming hobby farm. For more information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

MORE DETAILS

Property ID	1QY7F7G
Property Type	House
Land Area	4.19 hectare
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Water Tank

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