



11 Leslie Lane, Mitchells Island

## 12.96 Acres | Manning River Views | 6 Bed / 3 Bath | Shedding & Farm Infrastructure

LJ Hooker is excited to bring to the market an affordable acreage opportunity at 11 Leslie Lane, Mitchells Island. This expansive property is set on 5.248 ha (approximately 12.96 acres) and captures impressive Manning River views, with a handy boat ramp just moments away.

Thoughtfully designed for flexible living and held by the same family for over 23 years, the home features multiple living zones, five bedrooms on the upper level, and a fully self-contained space below with a sixth bedroom, offering versatility for larger households or those needing extra accommodation. Extensive shedding adds further convenience for storage, hobbies, or workspace needs.

Beyond the home, the property lends itself beautifully to both leisure and small-scale agricultural pursuits. Currently carrying cattle, it's equipped with functional infrastructure including cattle yards, a loading ramp, shade trees, shedding, a lifting frame for machinery and a dam, creating a practical and manageable farm setup. With wide-open space and plenty of potential, this acreage brings together comfort,

6 3 3

**FOR SALE**  
\$849,000

### AGENTS

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### AGENCY

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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.

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versatility and the freedom to shape the lifestyle you've been looking for.

Let's take a closer look at the property features...

- The upstairs living room boasts high ceilings and a balcony, capturing a sunny North-facing aspect with sweeping views, surrounding mountains, and farmland
- A spacious office provides plenty of built-in storage, making it ideal for working from home or study
- The kitchen and dining area offers ample space and generous storage
- All five upstairs bedrooms include built-in robes, and the master bedroom has its own private balcony, walk-through wardrobe and ensuite bathroom
- Positioned conveniently for the upstairs bedrooms, the three-way bathroom is neat and spacious, featuring a practical laundry chute for added convenience
- The ground floor is fully self-contained and includes a second kitchen, perfect for extended family or guests
- A sixth bedroom is located downstairs, alongside a bathroom and laundry facilities that are accessible for all occupants of the ground floor
- A billiard room comes complete with a full-size slate snooker table and equipment. Some other handy inclusions with the property are a bar fridge, fridge/freezer, microwave, kitchen dresser and dining suite
- The tiled downstairs rumpus room is generously sized and suited to a variety of uses
- The property spans approximately 12.96 acres of fertile grazing land
- The property is planted with a variety of fruitful trees, including banana, mulberry, mango, and pecan nut trees
- Beneath the home is an impressive 70,000-gallon (approx.) water reservoir, complemented by an additional rainwater tank on the property, ensuring an abundant and reliable water supply for the home, gardens, and livestock
- The shedding includes a spacious workshop with a mezzanine level for projects and storage, an additional shed for extra convenience, a double lock-up garage to securely house vehicles and equipment, and a carport conveniently located off the side of the house
- 16 panel solar system (6.6kW) and solar hot water ensures your energy costs will be kept to a minimum
- Established gardens and expansive lawns surrounding the home create a tranquil and inviting outdoor environment, perfect for relaxation, recreation, and productive gardening

For families, Mitchells Island Public School is conveniently nearby, and the popular coastal village of Manning Point is just a 10-minute drive away. Situated where the river meets the ocean, Manning Point offers a relaxed holiday-village charm with a strong sense of community, featuring a jetty, boat ramp, General Store, Waterside Cafe/Restaurant, and a local Bowling Club.

With a boat ramp at the end of the street, this property is ideally positioned for boating, fishing, and water-based recreation. Located only 18 minutes drive from Old Bar and 26 minutes from Taree, it offers the tranquillity of rural living while remaining close to essential amenities. Whether you're seeking a versatile dual-occupancy arrangement, a spacious family home, or a hobby farm, this property provides the space, lifestyle, and freedom to make it your own. For more information, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

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Please Note: Certain photographs have been edited to remove furniture and personal belongings owned exclusively by the Vendor.

## MORE DETAILS

Property ID	1RPWF7G
Property Type	House
Land Area	5.24 hectare
Including	Ensuite
	Study
	Toilets (3)
	Balcony
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Solar Panels
	Water Tank
	Solar Hot Water

**Justin Atkins 0417 955 176**

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