

397 Duncan Road, Numulgi

## Views, Lifestyle & Convenience

Ideally positioned just a short drive to the charming village of Clunes, only 17 minutes to Lismore and under 30 minutes to vibrant Byron Bay, this exceptional property delivers the perfect balance of lifestyle and convenience.

Set high on the block to capture sweeping valley views that stretch for miles, the modern home is filled with natural light and designed for relaxed family living. It features three generous bedrooms and a spacious open-plan living, dining and kitchen area with impressive vaulted ceilings. A separate media room provides the ideal space for children or movie nights.

Step outside to the covered rear deck &mdash; perfect for entertaining or simply enjoying the peaceful surrounds.

The property spans 10.11 hectares or 25 acres (approx.) of cleared, fully fenced land, offering endless opportunities for rural pursuits. Whether you're considering horses, cattle, an orchard, or simply space and privacy, the possibilities are endless.

Additional features include:

- Double enclosed carport
- Large machinery shed with ample space for equipment, tools and recreational vehicles
- 3-phase power

3 1 12

### FOR SALE

For Sale \$1,450,000 - \$1,590,000

### VIEW

By Appointment

### AGENTS

Richard Campbell  
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Tim Jeffery  
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### AGENCY

LJ Hooker Alstonville  
(02) 6628 1163

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- All-weather driveway
- Spring-fed creek at the base of the property &mdash; a tranquil spot to relax and unwind

This is an outstanding opportunity to secure a versatile lifestyle property in a highly sought-after location.

Contact exclusive agents Richard Campbell and Robbie McRae today to arrange your inspection.

## MORE DETAILS

Property ID	16QGF55
Property Type	AcreageSemi-rural
Land Area	10.11 hectare
Including	Toilets (2)

### Richard Campbell 0414 286 138

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### Tim Jeffery 0404 146 371

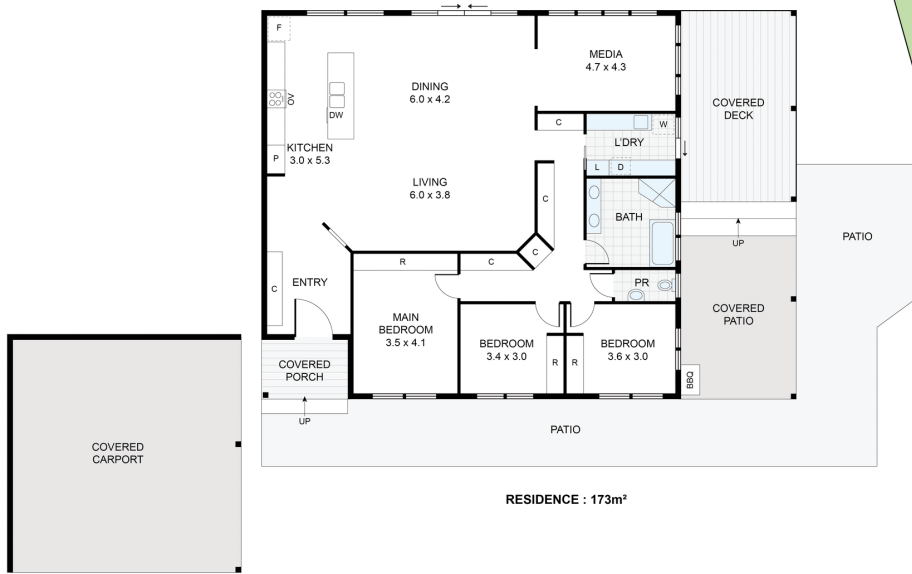
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RESIDENCE : 173m<sup>2</sup>



SITE PLAN

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Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 0415977654 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 173m <sup>2</sup>
EXTERNAL FLOOR SPACE - 133m <sup>2</sup>
COVERED CARPORT - 61m <sup>2</sup>

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