

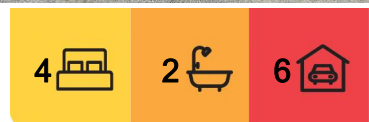


Smithton, 108 Old Stanley East Road

START ENVISIONING THE POSSIBILITIES THAT AWAIT

Welcome to 108 Old Stanley Road East, Smithton!

This stunning property offers a unique opportunity for those seeking a spacious and versatile family home in a picturesque location. Situated on a sprawling 427 acres (approx), this grazing property is a true haven. Currently making a name for itself as an establishment for selective breeding of livestock. For you possibilities are perfect for those who appreciate the beauty of a rural lifestyle or looking to unlock the potential of commercial opportunity. Versatility can include cropping, beef production, dairy agistment or perhaps leasing. Deep creek forms part of the boundary and provides access to water allocation within the "tidal zone" as defined under the Water Management Act 1999(the Act). Allocation is already being used for cropping potatoes this year and is proving very successful.



For Sale
\$9,000,000

View
By Appointment

Contact
Theresa Button
0419 395 274
tbutton.wynyard@ljhooker.com.au



Disclaimer: 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.

LJ Hooker Wynyard
(03) 6442 3477

The large family home is an impressive 283sqm (approx) and was constructed in 1989, ensuring a solid foundation and timeless design. Perfect for growing families, the need for dual living or those who simply desire ample space. This property is sure to meet your needs.

The family home:

- * 4 double bedrooms all with built ins
- * Large main family living space with timber features
- * Second sunny living with expansive rural views and verandah access
- * Open plan kitchen with ample bench space plus walk in pantry
- * Large dining space with rural views, verandah access
- * New free standing wood heater and timber feature woodbox
- * Main bathroom with walk in shower and separate bath
- * 2 separate toilets ensure convenience and privacy for all residents
- * Family room with bathroom, separate toilet, wood heater and external access

About the land:

- * 9m X 18m Colorbond shed with double roller door plus wood heating
- * Stock yard with cattle crush and loading ramp
- * 12 paddocks with well maintained permanent electric fencing
- * Wallaby proof fencing around majority of clear land
- * Open bay machinery shed
- * Hay bail storage
- * Close proximity to the ocean
- * Potential to house 3 centre pivots
- * Mild temperate climate as well as attracting a very reliable rainfall
- * 2 Titles and approx 80 acres of natural bush

House Size: 283m² (approx)

Land Size: 427 acres (approx)

Rates: \$7,200 p/a (approx)

Council: Circular Head

The price guide for this exceptional property is Expressions Of Interest, allowing potential buyers the opportunity to negotiate and submit their best offers.

Contact Theresa today to arrange a viewing, start envisioning the possibilities that await you at 108 Old Stanley Road East, Smithton

*** The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates ***



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More About this Property

Property ID	JDSFD3
Property Type	House
House Size	283 m2
Land Area	427 m2
Including	Balcony Workshop Secure Parking Water Tank

Theresa Button 0419 395 274

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