# Wellsford, 384 J V Grant Road
## Country Calling?  I Have the Lifestyle for You

Privately situated away from the road and tucked in from prevailing winds. The home consists of open plan kitchen dining, through to lounge room, ranch slider opens to the deck, the views are of the farm. A large rumpus/hobby room has options, three bedrooms, bathroom, separate laundry and second toilet. There's a large basement workshop area with parking for one vehicle, adjacent to the home is a double garage.

The 46.67Ha property has a sunny northerly aspect of mixed contours, a gully runs through the property with watercourse and lake, there's a significant block of mature native trees with wetland. Dotted in large old man pines, gum and poplar, with an olive grove extends the properties aesthetics and provides shelter for stock. From the most elevated part of the property there is a view of the Kaipara Harbour.

Fenced into twenty paddocks, a mix of seven wire post and batten and electric, a bonus of the property is the large road frontage with access to the property via five gates. There is a

LAND 46.67 ha

**For Sale**
By Negotiation

**Contact**
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**LJ Hooker**

**LJ Hooker Warkworth**
**(09) 425 8589**
Tulp & Co Limited

five bay implement/hay shed, a sharing shed with attached annexe, cattle yards with head crush, raced to holding paddock with holding pen and loading ramp. Water is pumped from the pump house at the pond to troughs.

The ideal balance makes the property a great lifestyle. Keen fisherman will appreciate the boat launching area down the road at Stables Landing into the Kaipara Harbour.

Property being sold: + GST (if any)

Call Craig to schedule a viewing 0274856833

# More About this Property

| Property ID | FASHAY |
|---|---|
| Property Type | Grazing |
| Land Area | 46.67 ha |

**Licensed Real Estate Agents (REAA2008)**

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