







YOU'LL LOVE YOUR LIFE HERE

If you are looking for a home that will fill you with excitement, a home that contains endless possibilities, a home you can love, and a home where you can appreciate the serenity of country living; this is the place for you!

The moment you enter you will get a feel for the love the current owners have for the property and the memories that have been created.

The interior is bright, inviting, and has recently been repainted. The lounge room with reverse cycle air conditioning and wood heater provides the perfect setting for relaxation and entertainment. This wood heater not only warms this home, but in years past has served as an oven, roasting potatoes, and cooking delicious meals for the owner's family.

Continue to your right and you'll find the combined kitchen and dining area. The country-style kitchen has floor and overhead timber cabinetry providing storage, as well as plenty of preparation space.

3 bedrooms, with ceiling fans in two rooms. The bathroom is very spacious and contains shower, vanity and separate toilet.

The stories this property could tell! 31 years of holidays and birthdays have been celebrated with several generations, and it has a wonderful family ambience that is felt as soon as you enter. The Vendors fondly tell us of many occasions where they have had tables for 30 or more set up on the front lawn, serving up platters of delicious food and homemade salami, made and dried on site, hung from the rafters in the meat house.

Whether you're sipping your morning coffee on the vine-covered

3 1 2 1.05ha

Price	SOLD for $430,000
Property Type	Residential
Property ID	1034
Land Area	1.05 ha

Agent Details

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rdr. rural district residential real estate

verandah, unwinding under the shade of the established trees, or admiring your easy-care landscaped gardens, this 1.05ha (2.5ac) property offers the ultimate outdoor oasis.

An attached single carport, second detached carport, garden sheds and a container add practicality, offering space for your vehicles and storage. You could even keep some chickens in the chook pen and enjoy fresh eggs daily.

Those with horses are also catered for with horse facilities including 2 powered stables and a tack room.

To complete the package, there is a bore with pump (water is soft enough to drink), 4 tanks, including an approx. 10,000gallon tank with pump, and 28 taps for your convenience.

Located on the edge of the peaceful town of Warialda, this property offers a serene lifestyle within easy reach of essential amenities - including schools, shops, pub, Golf & Bowling Club and recreational facilities.

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