

12 Emu Lane, Coonabarabran, NSW 2357

Sold - \$530,000

Acreage 3  1  1 



## A genuine turn key rural setup with very low running costs.

Escape the hustle without leaving convenience behind! A beautifully maintained 3-bedroom home set on 1.76 hectares of lifestyle acreage, just minutes from town.

### INCLUDED IN THE SALE :

- \* Near new Kioti tractor
- \* Near new ride on mower

### Quick value highlights for buyers:

- Tesla solar + Powerwall (very low power bills)
- Bore water + two tanks (no water bills)

### Home

- \* North-facing home offers comfort and practicality;
- \* Tidy kitchen and bathroom, ceiling fans in all bedrooms
- \* Two reverse cycle air conditioners for year round climate control. and
- \* Solar to help with the bills, Tesla Model 3 (top of the range)
- Tesla Powerwall 3 with 13.5 kWh storage
- \* Option to add more batteries later for extra storage/savings
- \* 29 solar panels powering the system
- \* An Equipped bore

The property is fully fenced and divided into 3-4 easy-care paddocks with scattered shade trees, ideal for a hobby farm or animal lovers. It also features multiple dog or chook yards, two rainwater tanks and a lockup garage.

Machinery can also be sold !

Whether you're after space for the kids, animals, or just a quieter way of life - this one has it all.

Inspect today!

Contact Jane McWhirter 0428422255 [jmwhirter@dccc.com.au](mailto:jmwhirter@dccc.com.au)

### Listed By

Jane Mcwhirter

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**Open for Inspection**

By Appointment.

