

12 Emu Lane, Coonabarabran, NSW 2357

\$555,000

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.

Open for Inspection

By Appointment.

Quick value highlights for buyers:

- Tesla solar + Powerwall (very low power bills)
- Bore water + two tanks (no water bills)
- Near new Kioti tractor (not included in sale)
- Near new ride on mower - negotiable

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 jmcwhirter@dcco.com.au

Listed By

Jane McWhirter

Mobile: 0428422255



Listing Number: 3503556