

### 33 New Chum Tce, Lightning Ridge, NSW 2834

\$295,000 - \$295,000

House 2 2 2



### Oasis in the Bush – Fully Equipped Off-Grid Living

Lott 33 New Chum Lightning Ridge – 2483 sq m

Amazing Value at \$295,000

Call Glen today on 0439 864 600 to arrange inspection.

This beautifully maintained, and presented, Residential Western Land Lease property has all the comforts needed for the ideal, easily affordable lifestyle in the country. Its 2483 sq metres of land is fully fenced, with attractive, well-established gardens. The seller has established this wonderful property with no expenses spared. 2 Large bedrooms (ensuite with toilet and shower in master), Large kitchen with heaps of cupboards and pantry, gas and wood-fire stove, bathroom/laundry with shower, outdoor toilet, dining room, lounge room, verandas, outdoor kitchen, double lock-up garage, carport, drive-through caravan port, indoor garden, workshop/garden shed.

All furniture and Appliances included.

It includes:

Insulated, stand-alone solar power system providing 240V and 17.5 kw storage capacity, in its own split-system air-conditioned space. (This system is big enough to run a 4-bedroom family home without generators.) The house has Reverse-Cycle Air-Conditioning and Evaporative Air-Conditioning Gas Hot Water, Gas Heating 65,000 Litre Water Storage with the versatility of 6 separate tanks. 7 Piece dining table, coffee table, beds, 3-piece lounge, 45" Flat TV, microwave, fridge/freezer, front-load washing machine and dryer, outdoor dining furniture and BBQs. This property is an amazing opportunity for the buyer to experience a comfortable and peaceful lifestyle; nothing to do except live and enjoy.

Too much more to explain here so, call Glen today on 0439 864 600, to arrange an inspection.

Located in outback, Northwest NSW, Lightning Ridge is the "Black Opal Capital of the World" and has all the facilities and services for modern day living. Google "Lightning Ridge" and see for yourself. This lovely town is going ahead with the multi-million International Gem Centre, securing its place as one of NSW's most popular Tourist destinations. You may like to visit these links:

A gem for Lightning Ridge – Opal Centre gets green light – Mark Coulton MP lightning ridge pool - Bing images lightning ridge commercial - Bing video I hope to hear from you soon so call Glen for an inspection – 0439 864 600.

#### Open for Inspection

By Appointment.

#### Property Features

- 2 Large Bedrooms, 2 Bath
- All Furniture and Appliances Included
- Solar power system provides 240V - 17.5kw storage
- Multiple Air - Conditioners
- Modern Kitchen
- Fenced and Established Gardens

#### Listed By

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