

**56 Upper Belmore River Rd, Belmore River, NSW 2440**

**Sold - \$575,000**

Lifestyle 4  2  2 



**Quality Lifestyle Block some 15 minutes from Kempsey and Cre**

This two storey four bedroom house situated on a fairly level 4 hectare parcel of land located on Upper Belmore River Road, some 15 minutes from Crescent Head and Kempsey. The improvements comprise of a ground story comprising of besa brick blocks on a concrete slab, which comprises of a double lock-up garage, storage area, Small Cool room and Butchers area. The first floor level is above the 1 in 100 year flood level comprising of the main living areas of the house.

**Open for Inspection**

By Appointment.

The house boasts a fully covered veranda which encases the house and looks out over the property to the north and the Upper reaches of Belmore River to the South.

Property features include:

- \* Combined living and dining room
- \* Combustion Heating
- \* Ceiling Fans to all bedrooms
- \* Built ins to all bedrooms
- \* External access to veranda from all bedrooms
- \* Modern kitchen with gas stove and rangehood
- \* Gas Hot Water
- \* Flooring includes corkboard tiles and ceramic tiles to bathrooms
- \* Linen press in hallway

The property has a vast array of fruit trees including mangoes, peaches and apples. Farming Improvements include a small cool room, two flood mounds, two machinery sheds, chook pen, pig pen, water tank to machinery shed, 2 water tanks to house, small timber cattle yards which include a head bale and calf cradle & lane way system to paddocks, leased paddock from Kempsey Shire Council between the road and river bank which has a small boat pontoon. The current tenants using the farming land have a 1.75 acre stand of Lucern in which averages 180 small square bales of hay.

**Listed By**

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