

13151 Clarence Way, Bottle Creek, NSW 2469

Sold - 1/11/2021

Acreage 3 1/4 | 1 1/2



Scenic Rural Homestead Opportunity

{ GRANGE HILL Homestead }

Horses, cows, personal vineyard, orchard, a beautiful location and the feel of a real HOME.

Sitting elegantly behind its very own established personal vineyard and orchard this solid home is set on 5.8 scenic acres; perfect for a couple of horses or cows and for the whole family to enjoy. This property is all about opportunity and would be easy to modernise with spacious insides, timber aspects and ever sought-after high ceilings.

The family sized home features three large bedrooms with ceiling fans and built-in-robies plus two sleep-outs giving you plenty of space. The large living room is a great characteristic as the heart of the home with a fireplace to keep warm on winter nights as well as air-conditioning and ceiling fans for the summer months. The rear of the home features a two-car carport and BBQ area perfect for entertaining.

The property features a three-bay machinery shed with concrete floor and power, two x bay stables, steel cattle yards with crush and ramp and four paddocks with good fencing. There is plenty of water with 6 water tanks totalling 130, 000 litres (30, 000gallons) plus a licensed bore with submersible pump. The property is easily accessible with bitumen road access and has an added benefit of the school bus stop being only 100m from the front gate.

Just 10kms from the village of Bonalbo which is away from the hustle and bustle of larger centres and has a lot to offer with a swimming pool, golf course, hotel, bowls club, friendly caravan park, state-of- the-art health facilities, BBQ areas, bushwalking areas, cafes and all major services, this property is in a great location.

If an easy, relaxed, country lifestyle in a beautiful location is what you are looking for this is the home for you!

To book your inspection call Scott on 0408 418 496 today!

Key Features:

3.4 ha (5.8 acres)

Listed By

Scott Peart

Phone: (02) 6662 7222

Mobile: 0408 418 496

