

528 Werris Creek Rd, Quirindi, NSW 2343

\$1,100,000

Lifestyle 3  1  1 



## Beautiful Acres on Quirindi's Door Step

- Situated just minutes from Quirindi on the Werris Creek Road looking over Quirindi Golf course is a well maintained 3 bedroom 1 bathroom brick home.
- This elevated home boasts many features including polished floor boards throughout, ceiling fans in every room, split system air-conditioning and a slow combustion wood fire for year round comfort.
- The open plan kitchen/dining area leads into an expansive lounge/living room. There are 3 spacious bedrooms, 1 with B-I-Robes. The bathroom provides a shower, bath and vanity with a separate toilet. Plus there is loads of storage under the house as well as an additional toilet in the garage.
- This property is connected to town water as well as bore water plus there are 17 Solar panels to help cheapen the power bills.
- Outside is a low maintenance yard with chook and dog runs and a few smaller sheds for storage.
- This neat property is 31.61ha or 78 acres consisting of gently sloping red and black basalt soils and large white box trees.
- The property is fenced into 6 main paddocks, all with watering points and approx 15 acres is farmed for oats each year.
- Other improvements consist of a bore that is equipped with a windmill pumping into a 5000 gal tank and reticulating back to troughs, 1 small dam, 1 large 6 meg dam and a small set of cattle yards.
- This is a great opportunity to purchase your own slice of paradise just minutes from town, well worth an inspection.

**Open for Inspection**

By Appointment.

### Listed By

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