



## Easy-Care Semi-Rural Lifestyle Acres

Are you looking to relocate or a place to escape to for the weekend?

Turn into the driveway and you will be pleasantly surprised by this idyllic private property.

Recently renovated and overlooking 4.25 parkland-like acres with its own a spring-fed dam.

The home has 4 bedrooms or 3 plus study, with a new bathroom and ensuite, timber floors and raked ceilings.

Recent modifications include off-grid solar power, new colorbond roof on the home and carport, fresh paint, new instantaneous HWS, and animal pens.

The property has mobile phone reception and NBN Satellite Internet connection.

The 4.8kw solar system with a backup generator was installed in 2019. Water is plentiful with 2 x 23500L, 1 x 13500L, and 2000L rainwater tanks. Underground irrigation supplies water to the animal enclosures and garden taps from the spring-fed dam.

MARLO MERRICAN, NSW

**Price:** By Negotiation  
**Council Rates:** \$900.00/year (approx)



**Drew Oliver**  
0412042421  
drew@r-r-r.com.au



**Janette Oliver**  
0415167888  
jen@r-r-r.com.au

[www.regionalandruralrealty.com.au](http://www.regionalandruralrealty.com.au)

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Disclaimer: Dimensions are approximate. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

Internal Area : 274 sq. m.  
Garage Area : 27 sq. m.  
External Area : 92sq. m.