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## Sublime Rural Lifestyle Acres with Room to Grow

This organically certified, rural property presents you with a 3 bedroom home on 25 immaculately kept acres. With modern decor and covered verandahs, the house offers a comfortable and welcoming, ready to move into home.

The pastures are fertile and irrigated via the dam and irrigation system. Shedding includes a 3 door, 6 bay packing shed, complete with a coolroom and sorting machine, toilet, and room for tractor and farm equipment.

Extra storage or workspace is catered for by another large steel shed. A 22-panel solar system with a back to grid rebate supplies the property's power. Water is plentiful with 3 rainwater tanks, dams, and a creek. With newly fenced, established Kikuyu paddocks and metal cattle yards, the property will carry a small herd of cattle.

Port Macquarie CBD is an easy 45min drive, with Kempsey just 15 minutes away. The school bus route passes by the property's front gate, to both primary and secondary campuses.

1252 Collombatti Rd  
COLLOMBATTI, NSW

**Price:** \$1,350,000  
**Council Rates:** \$1,468.00/year (approx)



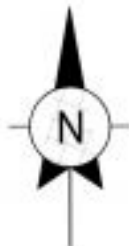
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Disclaimer: Dimensions are approximate. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



Internal Area : 102 sq. m.  
 Carport Area : 53 sq. m.  
 External Area : 86 sq. m.