



# REGIONAL AND RURAL REALTY

Port Macquarie - Wauchope - Camden Haven

6516-1960



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## Home and Studio on 40 Cleared Acres

This property is ideal for those seeking a rural escape, but still have access to the region's beaches, shopping, medical, education and all that a large regional centre such as Port Macquarie, offers.

The home has 4 bedrooms or 3 with a study, plus separate guest accommodation and bathroom in the studio/granny flat.

The family room opens out onto a covered outdoor entertaining area with views over the adjoining pasture improved paddocks. Previous owners had this property for their horses, and some equine infrastructure remains. With a little work, the round yard and water-walk channel could easily be returned to full usage.

Currently carrying 15-20 head of cattle, the property provides fenced paddocks, two dams, and a permanent creek. Infrastructure includes 3 bay American Barn, round yard, and cattle yards, alongside the home and council approved, self-contained studio.

Price Guide \$1,100,000 to \$1,200,000

\* Split System Air Cond  
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51 Horse Lane KUNDABUNG, NSW

**Price:** By Negotiation



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