



259 Woosters Lane, NABIAC, NSW 2312

HOBBY FARM WITH OCEAN VIEWS!

16.59 hectares, 41.00 acres

Privately nestled in the scenic foothills of NABIAC, just 20 minutes from the pristine beaches of Hallidays point, Elders Real Estate Taree take pleasure in offering for sale this highly anticipated lifestyle acreage of which very few alike can be found on our market. Set upon an undulating 41 acres of predominantly cleared land and with views from your lounge room as far as Cape Hawk and its ocean surrounds, this homely hobby farm is ready for its new owners to enjoy.

The charming, character-filled four-bedroom home is wrapped by wide verandas on all sides, not only ensuring a place to sit and marvel at the views and passing wildlife at any time of day but also providing for minimal cooling requirements inside the home during the warmer months. The large kitchen enjoys a view of the rear yard whilst complementing an expansive open plan dining and adjacent lounge area. A large wood heater is in place for the cooler months and beautiful bay windows provide unrivalled views over the adjacent land and the ocean in the distance.

In addition to the expansive country-style homestead boasting enviable wrap-around verandas, a detached nearby studio-style dwelling offers the perfect opportunity to bring

TYPE: Sold

INTERNET ID: 23113585

SALE DETAILS

NEW TO MARKET

CONTACT DETAILS

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Sam Halloran
0428 404 071

the extended family or even generate a handy income. Featuring its own covered patio, built-in storage, kitchenette and toilet facilities and overlooking the adjacent sparkling in-ground pool, this space oozes the potential for a B&B or farm-stay setup.

Whilst the property does enjoy the advantages of mains power, a 21-panel solar system complete with battery storage complements the abundance of water in the form of multiple water tanks, three dams, and a pristine creek to ensure an eco-friendly lifestyle.

Other features include:

- Five bay machinery shed in addition to the double-carport attached to the house
- Multiple internal paddocks ideal for a few head of cattle, perfect for the horse lovers and hobby farmers
- Holding yard with steel crush and timber loading ramp in good condition
- Perfect workshop space located at the front of the carport
- Awesome chook pen with additional covered storage area for feed etc
- Levelled area perfect for an expansive vege garden or even market garden
- A range of healthy established fruit trees already in place
- Excellent all-weather driveway

Nabiac has become fast become popular for those looking to escape the hustle and bustle due to its stunning rural landscapes and close proximity to the pristine beaches of Hallidays Point and Tuncurry-Forster as well as the convenience of being just 3 short hours up the highway from Sydney.

If a unique piece of paradise is on your agenda, then I strongly urge you to take the time to inspect this property in its entirety. For more information or to register your interest please contact Sam Halloran on 0428 404 071.

- Land Area 16.592111 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1











259 WOOSTERS LN



*Approximate Only: Layout dimensions are approximate. Sizes may not be an accurately represented. Inspections are highly recommended.