



680 Fleetwood Road, BALDERSLEIGH, NSW 2365

**100.00 hectares, 247.10 acres**

Discover the charm and potential of this 250\* Acre property in the serene landscapes of Baldersleigh, nestled between the vibrant communities of Guyra and Armidale. Perfect for those looking to implant their personal touch, this partially completed home offers endless renovation possibilities to create your dream retreat. The property comes with a demountable unit consisting of a kitchen, bathroom and 1 bedroom.

Imagine waking up to the tranquil sounds of nature and spending your days surrounded by sprawling outdoor spaces that promise absolute privacy and freedom. This is a unique opportunity for green thumbs and outdoor enthusiasts to craft their own paradise, whether it's establishing an attractive garden or setting up a cozy outdoor living area.

Situated conveniently close to both Guyra and Armidale, you get to enjoy the perfect blend of seclusion and access to local amenities. Guyra, just a short drive away, is a friendly locale known for its fresh produce and charming vibe, while Armidale offers a rich tapestry of culture, education, and culinary delights.

Including a 40ft container, 3 water tanks, several solar panels and batteries, it's a canvas awaiting your vision. Whether you're a renovator looking for a worthwhile project

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P177733

**SALE DETAILS**

**Price Negotiable**

**CONTACT DETAILS**

**Armidale**

97-101 Faulkner Street  
ARMIDALE, NSW  
02 6775 4500

**Mark Atkin**

0455 310 657

or someone dreaming of a peaceful country life, the potential here is to create something special away from the hustle and bustle of city life. Dive into a project that could transform this hidden gem into a bespoke masterpiece reflecting your lifestyle and taste.

Embark on your rural living adventure with this quaint property, where the possibilities are as open as the skies above. Ready, set, renovate!

- Land Area 100 hectares
- Bedrooms: 1
- Bathrooms: 1

## HOMESTEAD

Bedrooms	1
Bathrooms	1



