



## The Croft 484 Comobella Road, GEURIE, NSW 2818

Tranquil Rural Retreat Just Minutes from Town – Perfect for Pets, Caravans & All Your Toys!

**3.55 hectares, 8.77 acres**

Welcome to 'The Croft', a stunning home set on 3.55 hectares (8.77 acres\*) of gentle slopes surrounded by a rural setting.

5 minutes from Geurie and 20 minutes South East of Dubbo, a short commute for your own private retreat. This unique holding offers 4 bedrooms, 2 bathrooms, multiple living spaces, a 6m x 6m garage and a 10m x 12m barn style shed.

The original home was renovated in 2013 adding a master suite with an open plan living, dining and kitchen. Uncork a bottle of wine, light the wood fire and enjoy this elevated living experience in a truly special location.

The master suite is a striking feature, spanning an impressive 6.43m x 5.65m not including the walk in robe. With an impressive ensuite to match, bathtub, shower and toilet this space is the envy of all master suites.

The remainder of the home is original, containing the remaining 3 bedrooms, bathroom, laundry and separate toilet. The living space adjoins the original kitchen, making it a great option to be used as a granny flat, bar, study. The options are endless.

**TYPE:** For Sale

**INTERNET ID:** 300P183198

**SALE DETAILS**

**\$800,000 - \$850,000**

**CONTACT DETAILS**

**Joe Simpson**  
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Whether it be morning or afternoon, you are guaranteed to find a nice spot to sit down and take it all in with front verandah and rear alfresco.

With more than adequate shedding the double garage next to the home is a handy space for lawn mowers and the like. While the 10m x 12m Barn shed with full concrete floor and radiant barrier provides enough room for the caravan, workshop, tack room and the like.

The block is fenced into 4 paddocks, well suited to horses and livestock with established trees making it the perfect retreat.

#### Features:

- 4 Bedrooms
- 2 Bathrooms
- 2 Kitchens
- 3.55 hectares (8.77 acres\*)
- Multiple living spaces
- 900mm Freestanding oven/stove combination
- Single phase grid connection
- 12kw Solar panels and 10kw Battery with back up interface
- 6m x 6m Garage shed
- 10m x 12m Barn Shed with concrete floor
- 50,000L\* Water storage
- Original homestead built in 1997 and renovation in 2013
- Ducted reverse cycle air conditioning & additional split unit
- Slow combustion wood heater
- 5 Minutes from Geurie
- 20 Minutes from Dubbo
- Sandstone retaining wall and landscaping
- Cel-Fi and Star link
- Rates: \$192.06\* per instalment/quarterly
- Lot 120 DP877333
  - Land Area 3.55 hectares
  - Bedrooms: 4
  - Bathrooms: 2

**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2















