



20 Big Run Road , WHERROL FLAT, NSW 2429

AN EASY PEACEFUL FEELING

1.98 hectares, 4.90 acres

Only once in a while do small lot acreage properties become available for sale in the tranquil location of Wherrol Flat. This property features a well maintained four bedroom brick and tile residence. Upon entering this family home you are greeted by a large lounge room with a slow combustion wood heater that is ideal for those cosy winter nights.

In the middle of the home the updated galley style gourmet country kitchen has a pantry and dishwasher along with miles of bench space. There is a spacious dining room adjacent the kitchen and to the rear of the home there is a huge family room making for two genuine internal living rooms. High raked ceilings with timber beams feature within the home, also there are clerestory highset feature windows that promote natural light in to the home and give a feeling of space.

Split system air conditioning has been installed for year round comfort. Main bathroom and separate toilet are well located to the bedrooms. Adjoining the rear family room there is a generously sized outdoor covered alfresco area for family BBQs and parties. A tandem two car garage and extra large laundry are attached to the home. Cost saving solar panels have already been installed on the roof.

TYPE: Sold

INTERNET ID: 93P1759

SALE DETAILS

\$680,000

CONTACT DETAILS

Shane Merrick
0408 621 962

The 4.9 acres feature landscaped retained terraced gardens around the immediate house yard with established plants and trees. A long concrete driveway for all weather access makes for easy coming and going for all vehicles. An additional concreted apron area to the front and side of home is low maintenance and acts as open storage for vehicles.

Separate to the home is a huge 6 metre wide x 8 metre deep (approx) Colorbond shed featuring highset roller doors (ideal accommodation for a boat or caravan), with extra open air concreted storage beside the shed. Two 5000 gallon fresh water tanks for household consumption. The property is fenced into 3 paddocks with two stock dams.

This small lot acreage also boasts panoramic mountain and valley views from every aspect, giving you the experience and feel of tranquillity that only living in the countryside can offer. Bring your pets, buy some chickens, run a few cows or horses and enjoy the fresh country air and a chandelier of stars every night.

Situated an easy 15 minute drive to the vibrant country town of Wingham for schools, assortment of shops, medical and entertainment facilities.

The regional centre of Taree is not far away and sits within a convenient 3.5 hour drive north of Sydney. If you are looking to escape the hustle and bustle of the city and enjoy a more relaxed country lifestyle this Wherrol Flat property is certainly worthy of your inspection.

- Land Area 1.98296 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1





