



## 1000 Nowendoc Road, MOUNT GEORGE, NSW 2424

### COUNTRY LIFE UNDER A CHANDELIER OF STARS!

Elders Real Estate Taree and Manning Valley is proud to be given the opportunity to market this sensational lifestyle property located within a short drive from Wingham and just a little further from the major regional centre of Taree.

No expense has been spared in the construction of this stunning homestead. Boasting four generous bedrooms plus an adjoining one bedroom self-contained flat the home enjoys an outstanding rural vista from all windows and verandahs. Outdoor living spaces are a major focal point of this incredible home. Entertaining friends and family here will be a sheer delight.

Combined with 101 acres of fully fenced gently sloping land and boasting creek frontage as well as a self contained 'off grid' cabin this unique property must be inspected to be fully appreciated.

Features:-

Main Homestead â##

**TYPE:** For Sale

**INTERNET ID:** 93P2255

**SALE DETAILS**

**PRICE GUIDE \$**  
**1,750,000**

**CONTACT DETAILS**

**Troy Loretan**  
0400 530 269

Four bedrooms all with fans and fitted robes. The master suite enjoys a large walk in robe plus an ensuite.

High ceilings throughout provide a feeling of space combined with the large windows allowing a lovely outlook from every room.

High grade kitchen with stone benchtops and quality appliances. Eye catching hardwood flooring runs through much of the home. Plantation shutters add a touch of class.

Double garage with auto door opener and internal access. Huge fitted out laundry.

#### Studio / Flat ###

Fully serviced one bedroom studio / granny flat under the same roof of the main home. This area enjoys its own kitchen, ensuite bathroom, air conditioning, verandah access and so on. No roughing it here!

#### Cabin -

Self contained two bedroom 'off grid' cabin complete with a professionally set up solar panel and battery system. Kitchen, bathroom and toilet facilities. Open bay shedding provides covered storage for farm vehicles and equipment. The cabin is located toward the rear of the property making it a prime candidate for off grid stays for paying visitors or family friends.

#### Acreage ###

101 Acres of gently sloping land which is easily accessible in most areas. Ideal for running some cattle, horses and other livestock. A set of stockyards and internal fencing allow livestock to be kept secure and easily handled. Dams and the crystal clear creek make for great stock water.

#### Location ###

Situated only 20 minutes from the thriving township of Wingham and just 15 minutes further from Taree. Sydney's northern suburbs are only 3.5 hours away and you can enjoy a choice of local beaches within an easy 40 minute trip.

There is no way knowing that you could buy a larger acreage like this, replicate the home, studio, cabin, fencing and other infrastructure at this price point.

Yes, the photos and video of this property are stunning but just wait until you visit this terrific piece of real estate and gain a feel for the space and enviable lifestyle it has to offer.

To arrange for your private inspection we warmly invite you to call Troy Loretan of Elders Real Estate on 0400 530269 or 65510999.

\*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

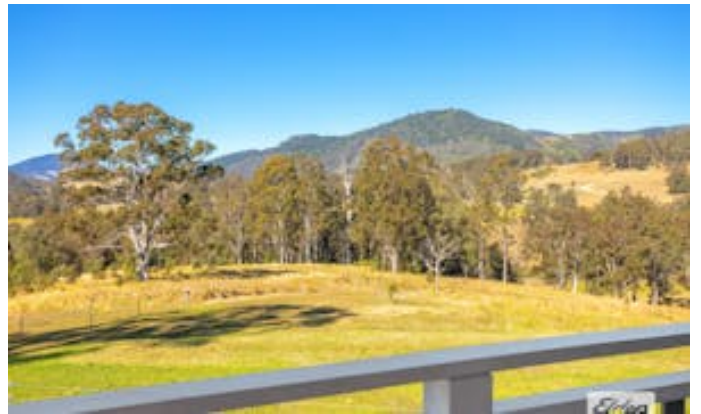
Other features: Area Views, Car Parking - Surface, Carpeted, Heating, Openable Windows, Roller Door Access

- Land Area 101 acres
- Bedrooms: 7
- Bathrooms: 4
- Double garage
- 5 car carport
- Ensuite
- Floorboards



















## 1000 NOWENDOC RD, MOUNT GEORGE

Floor Plan measurements are approximate and are for illustrative purposes only.  
Floor Plan by James Cause Photography [jamescause.com](http://jamescause.com)

