



## 1028 Black Flat Lane, WHERROL FLAT, NSW 2429

### AN INCREDIBLE RURAL PACKAGE WITH SO MANY OPTIONS

Located within an easy 10 to 15 minute drive from Wingham this scenic 27.9 acre property has something for everyone and is sure to impress upon inspection.

Enjoying all weather vehicular access even for large vehicles this mid-size acreage will allow you to follow all types of rural pursuits. If you have horses, bring them. If you like the idea of running some cattle, bring those too. If the kids like the idea of having some motorbikes or buggies to fill in their weekends, you'd better go and buy the bikes!

Offering a great mix of gently sloping ground to fertile creek flats along the handy creek line this acreage really does have it all!

Situated high on the hill overlooking much of the acreage is a two bedroom residence which offers all the modern conveniences you could ask for including a full kitchen with gas cooking, dishwasher, bathroom, living room with air conditioning and wood fire plus a home office area that could easily convert into a third bedroom.

A covered rear BBQ area and a double carport round off a very comfortable residence suited for longer term living while you build your dream home.

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:** 93P2272

#### SALE DETAILS

**Price Guide \$810,000**

#### CONTACT DETAILS

**Troy Loretan**  
0400 530 269

Closer to the front gates sits a two bay lock up machinery shed with mezzanine storage, workshop area and a huge high roofed carport style shed attached at the rear. Park your truck, caravan and big boat under here with ease. This is a comprehensive shed that will lend its hand to just about anything you can ask from it for farm and tradesman like use.

A single box horse stable and tack room with an adjoining horse paddock (all plain fence wire) adds to the property. No need to do any fencing work here, all the fences are in excellent order and definitely stock proof.

An additional three bay open front shed (attached to the stable) provides even more storage for farm equipment, extra vehicles, tractor etc.

Expansive rural views are on tap at every turn of the head, whether it be from the residence, shedding or anywhere you stand on the land.

While there is a residence built within the rear Colorbond structure the acreage retains dwelling entitlement meaning that subject to council approval a home can be built on the land.

Deep Creek runs through the property and offers great stock water and even a few swimming holes for the kids to fill in their summer holidays.

Mains electricity and loads of drinking water storage is on hand and all set up. NBN internet, School bus access and daily mail are all in place.

If the smell of fresh country air and putting distance between you and your neighbours appeals to your senses, we invite you to call Troy Loretan on

0400 530269 to arrange for your private viewing.

There is so much more to discover here, you really need to come and see it for yourself!

Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Disabled Access

- Land Area 27.9 acres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- 6 car carport

















This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.