



## 1694 Comboyne Road, KILLABAKH, NSW 2429

### WHERE A FANTASTIC WAY OF LIFE IS GUARANTEED

If peace, quiet and a calm environment is paramount to you, there can be no mistake, this is the place!

Located within the charming rural hamlet of Killabakh on the Mid Coast this beautiful property has been lovingly maintained by long term owners who are ready to hand over their long-time love to a new owners.

Very seldom does the chance come by to secure a country style home on just a few acres in a true Hamlet style village. Situated just 15 minutes from Wingham by tar sealed road and enjoying all of life's modern conveniences, this charmer has to be inspected in person to gain a full appreciation of all that it has to offer along with its incredible gardens, pathways and established fruit trees.

Features:-

House â##

Very comfortable air conditioned home offering 2 bedrooms, open plan lounge, dining

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**TYPE:** For Sale

**INTERNET ID:** 93P2273

**SALE DETAILS**

**\$759,900**

**CONTACT DETAILS**

**Troy Loretan**  
0400 530 269

and kitchen. Sweeping verandahs with incredible rural vistas. Covered to semi covered outdoor entertaining areas immersed in low maintenance native gardens.

#### Land ###

2.3 Acres of level to gently sloping land running down to a large dam and side boundary.

#### Gardens ###

An incredible arrangement of native plants making for a vibrant yet low maintenance garden. Masses of bird life and other native fauna flock to this garden.

#### Shedding ###

Single car garage with workshop area. Loads of space available for more shedding to be built if needed.

#### Views ###

Incredible uninterrupted views of the nearby mountains and ancient volcanic plugs. Lush paddocks great the eye at every turn of the head.

#### Water ###

Ample water storage for the home and garden plus an electric pump connected to the large dam to the side of the property.

A long list of mature fruit trees and a working vegetable garden round off a rural haven just ripe for the picking.

For younger families the local school bus picks up and drops off each day right out the front. Killabakh is known to be a super friendly accommodating area where community spirit is alive and kicking. Retirees will love the country life here allowing them to get back to nature away from the hustle and bustle of working life.

If clean air, outstanding views, established gardens and a country style home are on your hit list you really should inspect this Killabakh gem.

Other features: Area Views, Car Parking - Surface, Close to Schools, Close to Shops, Creative, Openable Windows

- Land Area 2.3 acres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Floorboards









