



97 Sunshine Road, HILLVILLE, NSW 2430

Escape to Your Private Country Haven – Rural Bliss Near Taree

If you've been searching for the perfect rural lifestyle where you will find peace, privacy, and space to truly breathe this beautifully presented 50.8 acre property delivers it all.

Conveniently located under 20 minutes from Taree and closer still to Tinonee, this remarkable acreage offers the best of both worlds; tranquil country living within easy reach of the coast, schools, and city amenities.

With tar road frontage, sweeping valley views, numerous fenced paddocks and a sparkling resort style pool, this is a property where your family, animals, and lifestyle dreams can thrive.

Property Features

- 50.8 acres of land running from cleared grazing paddocks to natural bush. making for a diverse piece of real estate.
- Creek frontage at the rear and 2 dams for livestock.
- Fully fenced paddocks â## perfect for horses, cattle, or mixed livestock.

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: 93P2307

SALE DETAILS

PRICE GUIDE
\$950,000

CONTACT DETAILS

Troy Loretan
0400 530 269

- Magnificent views across the valley and surrounding countryside.
- Excellent riding areas for horses or motorbikes and space for the kids to explore.

The Home

- Beautifully presented 3 bedroom family residence with fresh modern touches.
- Air-conditioned lounge room for year-round comfort.
- Master bedroom with ensuite, walk-in robe, and air conditioning.
- All bedrooms enjoy lovely outlooks to the surrounding landscape.
- Stunning main bathroom featuring a classic clawfoot bath and updated vanity.
- Wrap-around verandahs on all sides, perfect for enjoying morning coffee or afternoon drinks with friends.
- Large carport plus plenty of extra parking space.

Additional Features

- Resort-style in-ground pool set in a fully fenced house yard and safe for pets and young children
- Excellent 4-bay high-roof Colorbond shed with workbenches and extra storage plus a large rear awning for even more storage space.
- Abundant rainwater storage with quality water tanks.
- Plenty of native flora and fauna.

Location Highlights

- Under 20 minutes to Taree and even closer to Tinonee.
- Easy 3 hour drive north from Sydney's northern suburbs.
- Within easy reach of schools, shops, and local services.
- Ideal for active retirees seeking peace and privacy, or families wanting a true country lifestyle

Whether you're seeking a weekend escape, a family acreage, or a self-sufficient lifestyle property, this stunning 50.8 acre holding offers endless potential.

Watch the kids ride, enjoy sunsets from the verandah, or simply soak in the serenity of your own private paradise.

Don't miss this rare opportunity to secure one of the area's most inviting rural properties.

Contact Troy Loretan on 0400 530269 today to arrange your exclusive inspection and experience the charm of country living at its finest.

*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.

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Other features: Area Views, Car Parking - Surface, Heating, High Clearance, Openable Windows, Pool

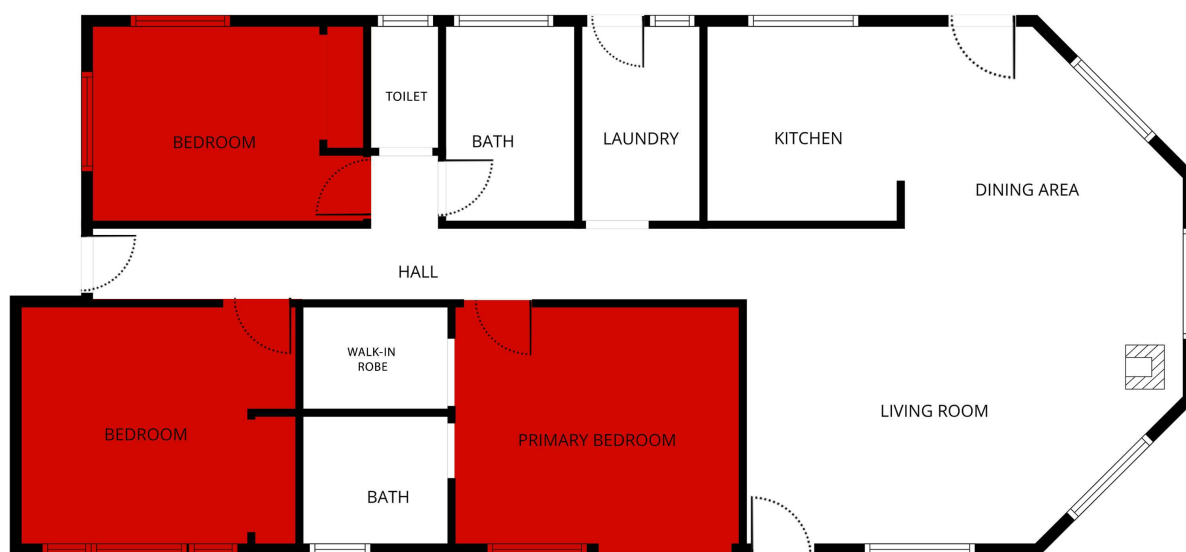
- Land Area 50.8 acres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Double carport
- Ensuite
- Floorboards











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