



604 Nowendoc Road, KILLAWARRA, NSW 2429

A Private Country Sanctuary With A Breathtaking Outlook

Perched proudly on a hill and capturing magnificent panoramic views across its 19.8 acres and beyond, this charming country-style family home offers an exceptional lifestyle of space, comfort and privacy.

Lovingly held and impeccably maintained by the original owners, the property presents beautifully from top to bottom and delivers a rare opportunity to secure a truly special rural retreat.

The inviting two storey home is rich in character, with dormer-style windows upstairs and stunning exposed timber ceilings throughout all three bedrooms. The main bedroom features a walk-in robe, while the main bathroom is also conveniently located on the upper level.

Downstairs, the home opens into up to three separate living areas, all beautifully presented and equipped with a range of heating and cooling options to ensure year round comfort. The modern kitchen is a standout, showcasing Caesarstone benchtops with striking waterfall edges, excellent storage and seamless flow to both casual and formal dining spaces. There is also a smaller butlers style pantry complete with sink and cabinetry.

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: 93P2335

SALE DETAILS

Price Guide \$975,000

CONTACT DETAILS

Troy Loretan
0400 530 269

A terrific slow-combustion oven near the kitchen sets the scene for cosy winter roasts and memorable family gatherings.

A massive utility room adds outstanding flexibility, easily accommodating a home office or creative space, with ample cupboards and storage already in place. A second shower and toilet adjoins this handy area.

Step outside and discover a serene outdoor haven. The incredible Koi fish pond, complete with a covered sitting area, creates a tranquil spot to unwind with a cold drink at day's end. A wood fired pizza oven, established gardens and thoughtful landscaping further enhance the relaxed country atmosphere.

Vehicle and equipment storage is exceptional, with a two-car carport attached to the home, an additional lock-up workshop with extra carports, and a large high-roofed carport ideal for caravans, boats, trailers or farm machinery.

Solar hot water, NBN connection and under house storage make for handy extras.

The land itself is a beautiful mix of gently cleared grassy areas and tall stands of timber, including magnificent Red Cedar trees, there is an abundance of native flora and fauna here. A well fed dam adds to the property's practicality and charm.

Adding even more value is a fully self-contained studio positioned well away from the main residence, ensuring complete privacy. This standalone studio offers two bedrooms, a fully functional kitchen, bathroom, living room with air conditioning and wood fire, plus its own garage and carport ideal for extended family or guests.

Despite the remarkable sense of seclusion, the location is wonderfully convenient. Wingham is just a 12 minute drive by sealed road for shopping, services and schooling. The regional centre of Taree is only 25 minutes away and Sydney's northern suburbs are within an easy four hour drive.

This is a property that must be experienced to be fully appreciated, supremely private, incredibly relaxing and beautifully presented in every respect.

For further details or to arrange your private inspection, we warmly invite you to contact Troy Loretan on 0400 530 269.

*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, Bush Retreat, Car Parking - Surface, Openable Windows, Toilet Facilities

- Land Area 19.8 acres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- 8 car carport







