



616 Comboyne Road, CEDAR PARTY, NSW 2429

HOME ON TEN ACRES JUST FIVE KILOMETRES FROM TOWN

3 BEDROOMS, 1 BATH, 7 CAR

Enjoy the best of both worlds with this neat three bedroom brick home set on a lovely 10 acre block right on the edge of town. Offering a genuine rural lifestyle just five kilometres from Wingham and within easy reach of Taree, this property delivers space, privacy and convenience in equal measure.

The home and land enjoy a terrific northerly aspect, capturing sunshine and showcasing peaceful rural views across gently sloping paddocks to distant mountains. The land is ideal for a wide range of rural pursuits.

Inside, the home features a modern kitchen with ample cabinetry and bench space, complemented by a casual meals area. A more formal dining space adjoins the main lounge room and could easily be repurposed as a home office, study nook etc.

The main living room opens via a large glass sliding door to take in the expansive outlook over the property and beyond. A slow combustion fire and modern air conditioning provide a comfy living area.

TYPE: For Sale

INTERNET ID: 93P2351

SALE DETAILS

PRICE GUIDE
\$875,000

CONTACT DETAILS

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Troy Loretan
0400 530 269

All three of the bedrooms have fitted robes, ceiling fans and new carpet. The main bedroom has an ensuite also.

Outdoor living is well catered for with a big, fully covered entertaining area â## ideal for BBQs and relaxed day to day country living.

Infrastructure is a real highlight. There is a freestanding two car lock up garage, an additional carport to the side, plus a tandem length carport attached to the home. A large two bay tractor shed will comfortably house a boat, caravan or other "boys' toys".

With up to five large rainwater tanks, excellent fencing and a clean dam, the property is well set up for rural living.

With ample acreage, there is also plenty of room to build the shed of your dreams and potentially a granny flat (subject to council approval).

Bring your kids, horses, cows, chickens and dogs and enjoy space, sunshine and freedom â## all while remaining just minutes from town conveniences.

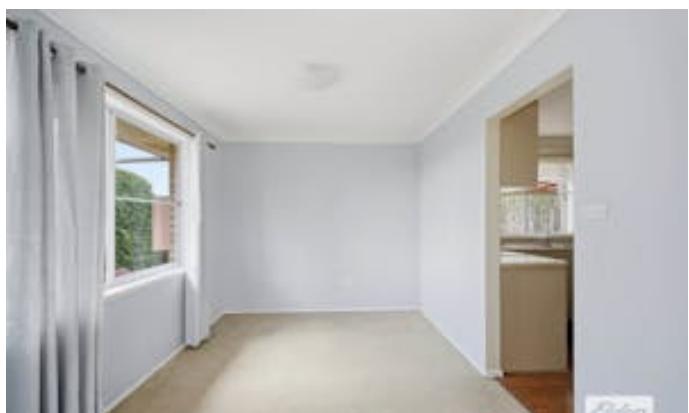
616 Comboyne Road represents a fantastic lifestyle opportunity right on the edge of town, your inspection highly recommended to obtain a full appreciation of the value for money and opportunities here

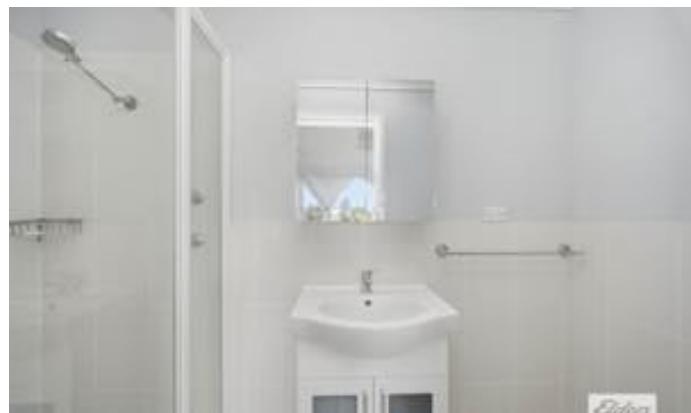
Call Troy Loretan on 0400 530269 to make arrangements for your viewing.

*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, Close to Schools, Close to Shops, Openable Windows

- Land Area 10 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- 5 car carport
- Ensuite









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