



1020 Caparra Road, CAPARRA, NSW 2429

UNDER A CHANDELIER OF STARS

Set across a stunning 49.7 acres of fertile countryside, this exceptional lifestyle property offers the perfect blend of productive farmland, modern comfort and relaxed rural living. With long frontage to the crystal clear Dingo Creek, complete with reliable stock water and inviting swimming holes, the property has been thoughtfully developed for easy livestock management and self sufficient country living.

Gently undulating and easily farmed in all weather conditions, the land is divided into 13 internal paddocks with a highly efficient watering system supplied directly from the creek, making rotational grazing and livestock handling a breeze.

The beautifully presented three bedroom home (only 13 years old) combines warmth and practicality with high quality finishes throughout. Spacious living areas feature stunning Golden Oak timber flooring, while the premium timber kitchen includes quality appliances. Comfort is assured year round with split system air conditioning and a slow combustion wood fire. Outside you will find expansive entertaining areas, established gardens, fishpond and a sprawling orchard creating an idyllic setting for family living and entertaining.

Complete with excellent farm infrastructure, machinery sheds and additional versatile

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: 93P2402

SALE DETAILS

Price Guide \$1,225,000

CONTACT DETAILS

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Troy Loretan

0400 530 269

spaces, this property offers an outstanding opportunity to enjoy the very best of rural lifestyle living just 30km from Wingham.

Home Features

Three spacious bedrooms.

Master bedroom with ensuite and walk-in robe.

Modern bathrooms and quality fixtures throughout, third toilet.

Golden oak timber floorboards in living, kitchen, dining and sunroom areas.

Premium full timber kitchen with dishwasher and quality appliances. Caesar stone bench tops.

Split system air conditioning plus slow combustion wood fire.

Separate "man cave" and "she shed" for hobbies or casual entertaining.

Established gardens, lawns and fishpond.

Carport cover for up to four vehicles.

Huge 700sqm orchard with an extensive variety of fruit trees

Farming Infrastructure

Livestock fenced away from creek for easy management.

Excellent steel stockyards with holding pen, loading race and head bail.

Large lock up 2 to 3 bay Colorbond machinery shed beside stockyards.

Additional work/storage shed with tractor port near residence.

Old converted dairy bails sit well away from the main home and have potential for home office, guest retreat or studio conversion.

Location

Approximately 30km drive to Wingham.

Easy access to shopping, schools and essential services.

Ideal lifestyle property for cattle, hobby farming and sustainable living.

Make no mistake, this is a rare opportunity to secure a beautifully improved rural holding where all the hard work has already been done so you can simply move in and enjoy the lifestyle from day one.

We warmly invite you to call Troy Loretan on 0400 530269 to make arrangements for your private inspection of this impressive property.

Please note that boundary lines on aerial photographs are for indicative purposes only.

*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 regarding any advertised property or the information about it.

Other features: Bush Retreat, Car Parking - Surface, Exhaust, Openable Windows, Water Front, Window Treatments

- Land Area 49.7 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- 5 car carport
- Ensuite
- Floorboards











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