



76 Woola Road, TAREE, NSW 2430

COMPLETE SMALL ACREAGE PACKAGE WITH HUGE SHEDDING

Welcome to 76 Woola Road, a completely refurbished family sanctuary set on a pristine 2.8 acres. Offering the perfect balance of rural privacy and immediate town convenience, this property is an exceptional lifestyle opportunity boasting incredible infrastructure, versatile living spaces, and room for the whole family to grow.

At the centre of this residence is a sprawling open plan kitchen, living, and dining area that anchors this home beautifully.

The main living room features a beautiful fireplace, creating the perfect warm ambiance for cozy winter evenings. Modern split system air conditioning caps off a genuine year round living space. The remainder of the home benefits from ducted and split-system air conditioning.

The kitchen is built for entertaining and is centered around a massive island bench that comfortably seats 6 to 8 people. It comes fully equipped with premium Westinghouse appliances, a 5-burner gas cooktop, a walk-in pantry, and a plumbed fridge cavity. Thoughtful details like a dedicated microwave nook, double sink, sun-shade roller blinds, and independent gas hot water to the kitchen make this space as functional as it is beautiful.

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: 93P2417

SALE DETAILS

Price Guide \$1,085,000

CONTACT DETAILS

,

Troy Loretan
0400 530 269

The bedroom wing is designed with family flexibility in mind:

Master Retreat: Features large built-in wardrobes and a cleverly designed walkthrough ensuite with convenient three way access from the master bedroom, the hallway, and the sunroom.

Bedrooms 2 & 3: Both include built-in robes and ceiling fans.

Bedroom 3 offers direct rear access to a generous fully enclosed sunroom.

Bedroom 4: An oversized space featuring two ceiling fans, built-in storage, and direct access to the rear yard. This room is perfectly designed to serve as a 4th bedroom, teenager's retreat, or a dedicated rumpus room.

5th Bedroom/ Study: Complete with a ceiling fan, offering an ideal home office or comfortable guest accommodation.

Bathrooms & Laundry: The main family bathroom serves as a private oasis, highlighted by a large soaking tub, a stylish timber feature seat, and a separate toilet. The oversized laundry provides fantastic upright storage solutions and convenient outdoor access.

76 Woola Road also offers incredible shedding that will suit all manner of users, tradespeople, business owners, car enthusiasts, owners of large boats / caravans etc.

Massive Main Shed: A heavy-duty 12m x 16m workshop with a towering 5m clearance. It features three double high roller doors and 15 Amp power ready for compressor lines, with more than enough room to install a vehicle hoist.

Rear Shed: Features two roller doors and is smartly divided into a dedicated garden shed on one side and secure car storage on the other.

House Garage: A single garage beside the house connects via a covered breezeway directly to the front door, ensuring you stay out of the weather. Here you will find additional cover for another three vehicles if needed.

Eco-Friendly & Acreage Features:

Water Security: An impressive 140,000 litres of water storage capacity.

Equipped with both solar power and a solar hot water system to keep utility costs to a minimum.

Location: Situated within mere minutes from the centre of Taree and even closer to Bunnings, Club Taree (Golf Club) and various retail outlets. A choice of schools, medical facilities etc are all just a stones' throw away.

Properties of this calibre, offering this level of premium shedding, versatile living, and stunning acreage right on the outskirts of Taree, are incredibly rare.

We warmly invite you to call Troy Loretan on 0400 530 269 to arrange your private inspection of this impressive property.

*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 its information.

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows, Toilet Facilities

- Land Area 2.8 acres
- Bedrooms: 5
- Bathrooms: 2
- 9 car garage
- 3 car carport
- Ensuite







