



## 174 Koppin Yarratt Road, UPPER LANSDOWNE, NSW 2430

Escape to the Valley of Views – 174 Koppin Yarratt Road, Upper Lansdowne

Nestled in the heart of picturesque Upper Lansdowne, this superb acreage offers the tranquil, tree-change lifestyle you've been dreaming of. Set on 1.62 hectares (approx. 4 acres) of private wonderland, this delightful three-bedroom, two-bathroom home promises peace, quiet and breathtaking views at every turn.

The charming Hardiplank-clad residence welcomes you with timber verandas – the perfect spot to savour your morning coffee as you admire rolling valley vistas and listen to the native birdlife. Inside, the expansive open-plan living and dining area is flooded with natural light, with large windows framing the spectacular outlook. The timber kitchen features striking slate flooring, while a separate study or formal dining room provides versatility to suit your lifestyle.

The master bedroom boasts a modern ensuite and built-in robes, complemented by two further generous bedrooms – each with built-ins – and a spacious main bathroom. Additional features include a carport, tool room, good shedding for all your storage needs and stables with off street gate access. The property has a low-maintenance garden brimming with established trees and plants.

With Koppin Yarratt creek frontage and abundant space for gardening or simply

**TYPE:** For Sale

**INTERNET ID:** 93P2435

**SALE DETAILS**

**PRICE GUIDE**  
\$845,000

**CONTACT DETAILS**

**Shane Merrick**  
0408 621 962

relaxing, this hidden gem is ideal for those seeking a peaceful escape from the bustle of city life. Don't miss your chance to secure a slice of serenity in this highly sought-after valley community. Arrange your inspection today!

For your private inspection call Shane Merrick at Elders Real Estate, Taree.

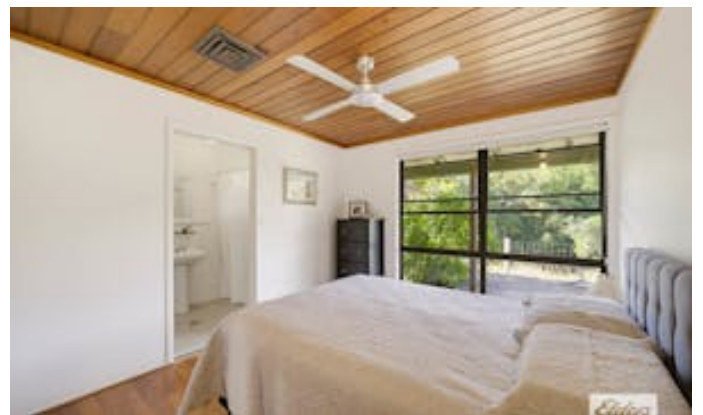
M:0408 62 1962

\*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, Carpeted, River Views, Toilet Facilities, Window Treatments

- Land Area 1.62 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double carport
- Ensuite
- Floorboards











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