



Elders R&R Property
Real Estate Group



1840 Booral Road, GIRVAN, NSW 2425

Renovated Cottage on 15 Cleared Acres

Escape to the peace and privacy of this beautifully refreshed rural retreat, set on approximately 15 mostly cleared acres with a stunning mountain backdrop. Whether you're searching for the perfect weekender, your first acreage lifestyle, or room to expand, this charming three bedroom cottage offers endless possibilities.

Recently renovated from top to bottom, the home has been tastefully updated with fresh paint, a new wraparound style verandah, and modern finishes throughout. Step outside and enjoy the tranquil surrounds, where established shade trees, manicured lawns and wide-open spaces create a truly picturesque setting.

Adding to the property's versatility is a separate retreat adjoining the shed, ideal for accommodating guests, creating a teenager's retreat, or establishing a home office. Complete with secure shedding, secure yard for pets, full fencing and a large dam, this property provides an excellent foundation for a hobby farm or simply enjoying the relaxed country lifestyle.

Property Features:

- Charming three-bedroom cottage
- Built-in wardrobes to one bedroom and walk-in robe to the master

TYPE: For Sale
INTERNET ID: L28473565
SALE DETAILS
\$890,000 to \$940,000

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208
Rikki-Lee Day
0427658146

- Modern kitchen with ample storage
- Well-equipped bathroom featuring a clawfoot bath and infrared sauna
- Air-conditioned living area
- Ceiling fans in all bedrooms
- Double-glazed windows
- Spacious wraparound entertaining deck with uninterrupted views
- Separate retreat adjoining the shed
- Large shed plus additional garden sheds
- 6kW solar system
- Large dam
- Fully fenced 15-acre allotment
- Beautifully manicured lawns and established shade trees

This is a wonderful opportunity to secure a peaceful rural escape with all the hard work already done—simply move in and start enjoying the acreage lifestyle.

Located in Girvan, within easy reach of Stroud, Gloucester and Bulahdelah, and approximately two and a half hours from Sydney. Karuah River Allworth 18min (20km) Hawks Nest 40mins (46km), Pacific Palms 55mins (61km).

Inspections available by private appointment - Contact Rikki-Lee Day on 0427 658 146

Elders R & R Property Group make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. *Land sizes are approximate.

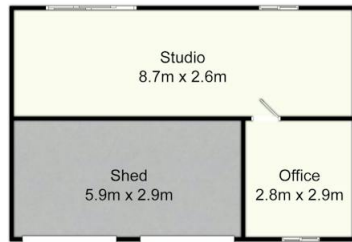
- Land Area 5.92 hectares
- Bedrooms: 3
- Bathrooms: 1
- Floorboards







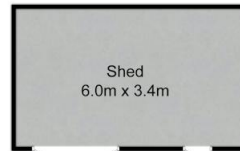
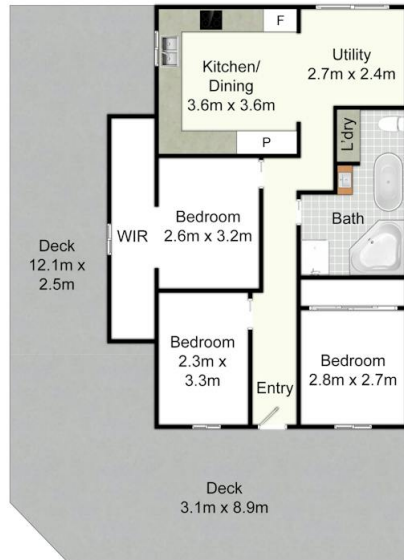




(Not In Position)



Site Plan
Not To Scale



(Not In Position)



1840 Booral Rd, Girvan

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

