



77 Spring Creek Road, WARDS RIVER, NSW 2422

Rural Serenity Meets Grazing

54.00 hectares, 133.43 acres

Set amidst the rolling hills of the countryside, this stunning approximate 136-acre property offers the perfect balance of lifestyle, productivity, and comfort.

The four-bedroom, two-bathroom home is brimming with warmth and charm - featuring wide verandahs to soak in the views, a cosy wood fire for winter comfort, and reverse cycle ducted air conditioning for year-round ease. Every window frames a rural postcard, inviting the outside in and offering a constant reminder of the tranquility that surrounds you.

The land itself is a farmers dream-expansive open paddocks, scattered stands of shade trees, winding spring fed gullies, and reliable water sources from multiple dams. Whether you're running livestock, starting a hobby farm, or simply craving wide open space, this property delivers.

Infrastructure is in abundance, with steel stockyards ready for livestock handling and an impressive array of shedding-including brand new structures to suit your machinery & equipment needs.

Whether you're seeking a tree-change escape or a working farm with room to grow, this

TYPE: Sold

INTERNET ID: L35630710

SALE DETAILS

\$1,200,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

rural gem ticks all the boxes.

- 4 bedrooms, main with ensuite and walk in wardrobe
- Open plan living, kitchen and dining with timber floorboards and slow combustion fan-forced wood fire
- Blue-gum timber kitchen with 900mm free-standing gas cooktop and electric oven, water filter, walk in pantry, dishwasher and granite benchtops
- Fully ducted reverse cycle air-conditioning
- Double lock up 4 bay garage with 3 phase power - 6mx9m (approx.)
- Rainwater tanks: 1 x 110,000L 4 x 22,000L (approx.)
- Numerous colorbond sheds and carports (see floorplan)
- Approx 6m x 9m concrete area in front of garage for parking
- 7 dams, hot-wire fencing, 5 paddocks, steel stock yards, crush, race & yard
- Carrying capacity approx. 30 cows and calves or 50 steers

Located approximately 20minutes south of Gloucester and 25 minutes north of Stroud, this property is stunning and conveniently located.

Call Denise Haynes today to book your private inspection : 0414 725 482

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- Land Area 54 hectares
- Bedrooms: 4
- Bathrooms: 2

PROPERTY OVERVIEW

Rainfall Average Approx 38" per year

TITLE/POSSESSION

Rates 4000 per annum

HOMESTEAD

Bedrooms 4

Bathrooms 2











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Internal Floor Area: 151m²
Land Area: 130ac



4



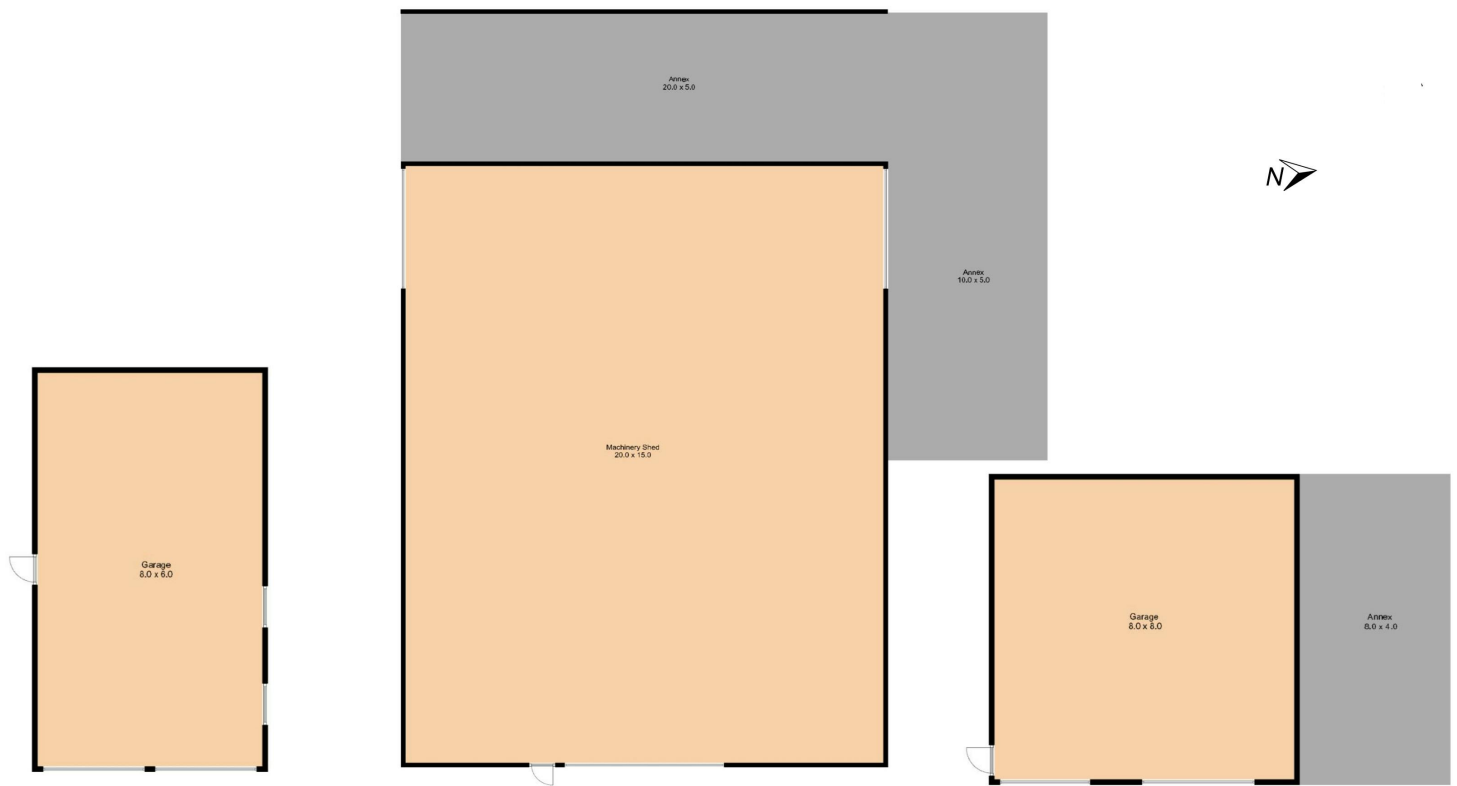
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Elders R&R Property
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Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.



Sheds and Outbuildings

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