



29 Harris Road, BUNYAH, NSW 2429

Country Living - Space & Privacy

45.80 hectares, 113.17 acres

If you have been dreaming of the country lifestyle where you can sit back on the verandah, watch the wildlife wander by and take in the wide rural views, this approximate 114 acre property delivers exactly that.

The country-style home is welcoming and comfortable, featuring verandahs at the front and rear so you can enjoy the outlook in every season. Inside, the living area is a real highlight with floor to ceiling glass sliding doors that frame the farm views beautifully and bring the outside in.

Floating timber floorboards, a cosy wood burning fire, reverse cycle air conditioning and ceiling fans provide comfort and style year-round. The open plan kitchen, dining and living space is light and inviting, with the fresh palette kitchen including a breakfast bar, electric cooking, dishwasher and an outlook over the property.

The home offers four bedrooms, three with built-in robes, all enjoying lovely big windows and rural views. A practical layout includes the main bathroom plus a laundry with second WC, along with an additional shower and handbasin at the rear of the home.

TYPE: For Sale

INTERNET ID: L39738482

SALE DETAILS

Offers over \$1.2 Million

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Denise Haynes

Energy efficiency is well catered for with mains power, a solar system, rainwater tanks and onsite waste management. Plus there are ready to go vegetable gardens for growing your own produce.

Outside, the property is well set up for rural living with a large open bay farm shed for vehicles and machinery, plus a shipping container for extra storage. Steel stockyards with crush and race allow for easy livestock handling, while the land is fully fenced into three paddocks with three dams, and a seasonal creek, creating a very usable mixed acreage holding.

A genuine country property offering lifestyle, comfort and productive land all in one. The private location will complete the picture for a much-needed lifestyle retreat.

Located approximately 20 mins drive from the Pacific Highway at Coolongolook.

For further information and private inspections please contact Denise Haynes - Elders R&R Property on 0414 725 482

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 45.8 hectares
- Bedrooms: 4
- Bathrooms: 2

PROPERTY OVERVIEW

Rainfall Average	Approx 38" per annum
Improvements	Shipping container

TITLE/POSSESSION

Rates	2248 per annum
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HOMESTEAD

Bedrooms	4
Bathrooms	2











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Internal Floor Area: 128m²
 Land Area: 113ac



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.