



## 444 Mimi Creek Road, KRAMBACH, NSW 2429

The Ultimate Rural Escape

**44.95 hectares, 111.07 acres**

Tucked away at the end of a quiet no-through road, just 4.5km from the tar seal, this remarkable \*112-acre holding offers the kind of privacy and self-sufficiency that lifestyle buyers dream about. It is positioned on the cusp of Krambach and Firefly, seemingly worlds away from the maddening crowds, yet just a short drive to shops and amenities.

At the heart of the property sits a substantial \*20m x 10m Colorbond shed, cleverly designed as a rustic cabin. The two-bedroom, one-bathroom accommodation is rich in character with chunky timber features, rusty iron accents and a cosy, country feel. There are ceiling fans and double insulation for comfort plus a beautiful wood burning fire, which creates not only warmth but ambience as well.

Stepping out through the glass sliding doors you can enjoy the covered outdoor entertaining areas with family and friends or maybe by relaxing with a good book.

The bathroom includes a shower, vanity and WC.

The remaining shed space provides ample storage for machinery, farm equipment and all your acreage toys. The shed space is \*4.2m to the eave and includes two large roller doors of approx. \*3m height.

**TYPE:** For Sale

**INTERNET ID:** L39738483

**SALE DETAILS**

**Offers over \$995,000**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Denise Haynes**

Rainwater supply and onsite waste management support easy off-grid living. Powering the property is a 16-panel 10kW solar system, delivering true self-sufficiency. There is also a phone booster providing mobile reception whilst at the property.

For those who love to play as hard as they work, there's even a dedicated motocross track. Hours of fun for the kids there, plus there are plenty of tracks around the rest of the property too.

The land is a beautiful mix of undulating grazing country rising to stunning hilltop vantage points, with pockets of native timbers and rainforest, a seasonal creek and four dams enhancing both the landscape and its usability. Being fully boundary fenced, carrying livestock is certainly an option.

Other features include: Fruit trees, graveled driveway and parking areas, plus breathtaking views from the hilltops.

The option is also there to build your dream home too (STCA)

Private, comfortable for all the family and packed with personality - this is rural enjoyment on your own terms.

Located under 10 minutes to Krumbach village centre and approx. 15 minutes to Nahiach and The Pacific Highway, approx 35 mins to pristine beaches and lakes, 35 mins to Gloucester & Taree and under 3hrs from Wahroonga, Sydney.

Contact Denise Haynes - Elders R&R Property Group for inspections 0414 725 482

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\*=Approximate

- Land Area 44.95 hectares
- Bedrooms: 2
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1











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Internal Floor Area: 187m<sup>2</sup>  
Land Area: 112ac



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.