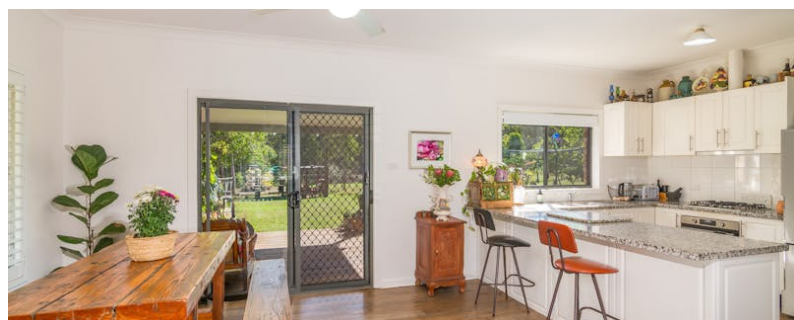




Elders R&R Property  
Real Estate Group



## 273 Lowes lane, BOORAL, NSW 2425

Where Country Comfort Meets Nature's Playground

**40.90 hectares, 101.06 acres**

Set on approximately 100 acres in a peaceful rural pocket just under 3kms from Buckets Way, this property offers the perfect balance of lifestyle, practicality and natural beauty.

The solid brick and Colorbond home is warm and inviting, with open plan living, dining and kitchen forming the heart of the home. Plantation shutters, a fresh white colour palette and high ceilings create a light and airy feel, while year-round comfort is covered with a wood burning fire, reverse cycle air conditioning and ceiling fans. The kitchen is well appointed with granite benchtops, electric oven and gas cooktop, all positioned to stay connected to everyday living.

A central hallway leads to three generous bedrooms, all with built-ins and ceiling fans, and a convenient three-way bathroom complete with bath and shower.

Step outside and enjoy both a front verandah and a covered rear deck overlooking the separately fenced backyard. Around the home is approximately 5 acres of cleared grazing land with a large stock dam, ideal for hobby farming or a few animals. There's also a chicken coop, fruit trees, veggie gardens, tractor shed, double attached carport to the home and a substantial 125,000L rainwater tank.

**TYPE:** For Sale

**INTERNET ID:** L40072444

**SALE DETAILS**

**Offers over \$1.1 Million**

**CONTACT DETAILS**

**Elders Real Estate**

**Dungog**

3/140 Dowling Street

Dungog, NSW

02 4992 1208

**Denise Haynes**

The balance of the property is a private, timbered haven rising to a hilltop boundary, with tracks throughout, a seasonal creek and an abundance of birdlife and native wildlife.

A true nature's paradise with space to breathe, explore and unwind.

Call Denise Haynes for further details and inspections on 0414 725 482

\*approximately

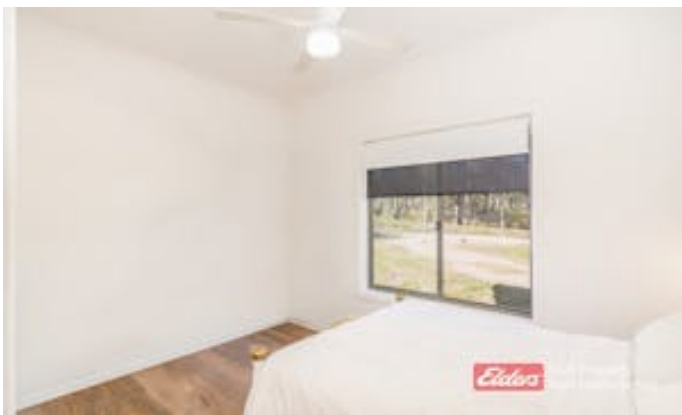
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- Land Area 40.9 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>









273 Limes Lane, Rossmore, NSW, 2020  
Internal Floor Area 3847  
Land Area 10724



273 Lowes Lane, Booral, NSW, 2425

Internal Floor Area: 94m<sup>2</sup>  
Land Area: 101ac



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.