







Hobby Farm Opportunity

4 2 95.45ac

AUCTION - ON SITE - Friday the 30th of June 2023 at 3pm.

Price Guide $520,000 - UNLESS SOLD PRIOR

Looking for your dream hobby farm or want to expand your farming business in the Mid North? Look no further than this stunning property, just 15kms from Jamestown and boasting bitumen road frontage for easy access.

This well-appointed property offers a charming weatherboard home with full-length verandahs, a decked outdoor patio area, and a large fenced backyard - the perfect getaway in the countryside for any new owner to develop to its full potential.

This spacious 4-bedroom, 2-bathroom home is awaiting your personal touch to bring it to life. The master bedroom includes an ensuite featuring a shower, toilet, and corner vanity, along with a tiled floor, walk-in robe, ceiling fan, and split-system air conditioner. The remaining three bedrooms are semi-finished, with two offering built-in robes, and all of them boasting either carpet floors or a split-system air conditioner. The 3-way bathroom setup includes a single vanity, toilet, and a generously-sized shower and bath on a tiled floor. Meanwhile, the laundry features a tiled floor and a stainless-steel wash trough, providing a functional and practical space for everyday use.

Price	SOLD
Property Type	Residential
Property ID	9074
Land Area	95.45 ac

Agent Details

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WARDLE Co. Real Estate

The large open-plan living, dining, and kitchen area has a tiled floor, split-system air conditioning, ceiling fans and a slow combustion heater in one corner provides warmth to the room. The kitchen includes laminate benchtops, a double sink, dishwasher, 900mm stainless steel gas oven and cooktop, and a walk-in pantry. The house is supplied by rainwater and bore water, with a de-salination plant connected to the house to allow the bore water to be used without issue (the De-Sal plant will need servicing).

A double garage with power and a concrete floor is located off the north-west corner of the house, with ample space for a double carport for additional undercover storage.

This property also features a round yard, horse stables with yards, numerous storage sheds, and an old house. A large open machinery shed with an earth floor, approximately 6 x 48m in size, a small hay shed, a 2-stand shearing shed with power and sheep yards, and 4 standing silos great for storage of stock feed (not vermin proof) round out the features of this fantastic property.

Currently fenced into 4 paddocks approx. 85 acres in total of easy working clay loam soils, this property is well-suited for cropping operations.

Don't miss this opportunity to own your dream hobby farm or expand your farming business - schedule your viewing today!

Settlement Date: 28th of September 2023

Early Access to be granted upon signing of the Contract and reciept of Deposit.

CT5962/361

Zoned: Rural

LGA: Northern Areas Council

Land Size: 95.45 acres approx.

Council Rates: TBC

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.