



## 267 Washpool Road BOORAL, NSW

2 1 4

### A home in the great outdoors

Don't miss this rare opportunity to purchase 78.38HA (193.7 Acres) 40-50% cleared grazing land.

Situated at 267 Washpool Creek Road, Booral. This property is in a quite location 8 Minutes from the Bucketts Way, 30 minutes to Raymond Terrace, 40 Minutes to Newcastle Airport and approximately 2.5 hours from Sydney.

The property features great external fencing, 5 Dams 16x10 machinery shed, 7.5 x 10m garage with second laundry, Cattle yard, multiple stone fruit, citrus, nut trees and vegetable garden. Enclosed chicken pen and piggery with concrete flooring. Drive through an avenue of Crepe myrtles that lead to a comfortable 2 Bedroom timber residence in a fenced house paddock. The homestead has a modern kitchen & bathroom. Large windows take advantage of the views from the lounge & dining area which also has the comfort of reverse cycle air conditioning and slow combustion wood heater. The hall runs the depth of the dwelling and spills onto a screened alfresco living area creating an extra living zone. Sit on the wide wrap round verandahs and take in breathtaking views and native wild life. The property is powered by a 24-volt solar system with a 3000-watt inverter and battery storage plus 42,000 litre

**Price:** \$600,000 - \$660,000



**Tracy Jonovski**

0418 216 275