

4686 Grain Valley Rd, Boggabri, NSW 2382

\$580,000

Other   



Country Living homestead with 19 Acres

A gorgeous 3 bedroom plus office, 2 bathroom homestead, on approximately 19 acres with fenced pastured paddocks and dam located on the outskirts of the township of Boggabri. It has town water available but not connected as the main house has a 20,000 gallons or 75,000 litres rainwater tank and the granny flat has a 10,000 gallon or 37,500 litres rain water connected.

Featuring lovely rose and flower gardens, large verandahs, large open lounge and dining area, chefs kitchen with gas cooktop and oven, Walk in pantry, 2 bathrooms – 1 with freestanding bath, combustion fire, split system air-conditioning, and lovely outdoor area overlooking Mt Binalong.

This property also features a two-bedroom granny flat which is attached to the main house via the large rear deck. It is self-contained with a kitchen, central lounge area with ceiling fan, gas point fire, two good sized bedrooms, one bathroom and a split system air-conditioner. A storage area and single carport are located to the side of the property.

The Shed is 8 x 16 metres with the workshop having a cement floor and power connected, it has a single lock up garage door for peace of mind and security.

Features:

- * Lifestyle homestead
- * Approximately 19 acres with a dam
- * Sweeping front and side verandahs
- * Fireplace
- * Ornate cornices and light fitting holders
- * 3 large bedrooms with built in robes - one with ensuite and walk in robe, + 1 study
- * Central bathroom with large bathtub and full sized shower
- * Open plan lounge and dining area
- * Well equipped kitchen
- * Large laundry – separate from house
- * Reverse split system in living area
- * Beer entertaining area and deck

Listed By



Guy Gallen
Phone: (02) 6743 4322
Mobile: 0428 658 066

Open for Inspection

By Appointment.

Property Features

- 19 acres with a dam
- 3 Bedrooms plus study, 2 bathrooms
- Fireplace and airconditioner
- Open plan living and dining
- Large Multi Purpose shed
- Water tanks

