

Sold



2343 Taylors Arm Rd, Taylors Arm



## STUNNING RURAL RETREAT

An Ideal rural retreat - perfect to escape the hustle and bustle of urban life.

Small acreage properties of this nature are hard to come by, not too big that it demands exhaustive efforts to maintain yet not too small where you feel as though you are still living in town – enjoying all that country living has to offer with stunning 360 degree rural and mountain views.

Set on 3.66 hectares (9 acres) of slightly undulating, well fenced and fertile land - ideal for any small farm horticulture or grazing pursuit and perfect for a few head of cattle or horses.

The northern boundary has the benefit of river frontage with full pumping rights and several private spots for camping or fishing on those warm summer afternoons and evenings.

This charming and unique 3-bedroom homestead (2 double bedrooms plus 3rd bedroom / study) has been stylishly renovated to retain its historic character and is wonderfully situated to appreciate the panoramic rural views, with both front and back verandas enjoying afternoon cooling coastal breezes. Modern comforts include a slow combustion wood burner for those cosy nights in, ceiling fans and air-conditioning for those warm summer days, solar hot-water, and a hot tub to relax and unwind in under the stars.

 3  1  2  3.66 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	156
<b>Land Area</b>	3.66 ha

### Agent Details

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There is ample water with combined 30,000 litres of storage as well as the ability to pump from the river.

Outside shedding comprises of a large three-bay garage plus workshop with power, and an integrated 20 foot shipping container for secure storage. There is also a separate storage shed with a toilet and sink.

The established gardens contain a variety of fruit and nut trees including Citrus, Mango, Guava, Fig, Olive, Finger lime and Macadamia. There is also a well stocked veggie garden with numerous raised beds.

Located only 2 minutes to Taylors Arm's iconic 'Pub With No Beer', 20 minutes to Macksville, 35 minutes to Nambucca Heads (with its beautiful beaches and river system) and 1 hour to Coffs Harbour airport – this property is truly a gem and really does have to be seen to be appreciated.

Other Notes:

For the larger or extended family there is the potential to expand with the benefit of RU1/2 zoning, this option allows the construction of a detached secondary dwelling subject to council approval.

*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.*