



62 Lemans Rd, Yarranbella



## "NOTHING COMPARES" TO THIS QUALITY RURAL COASTAL PROPERTY

Upon arriving at the property you realise that 'nothing compares' to the rural life that welcomes you.

Drive down the inviting driveway to the beautifully positioned homestead which is surrounded by established gardens, large water features and immaculately presented grazing paddocks. The property is easy to manage and represents a range of opportunities for anyone who wants to live a quiet rural life.

Set on 40.29ha (100 acres) – the paddocks have been well managed with weed control and they have not been fertilised if you are interested in going organic. With an abundance of feed for up to 30 breeders year-round. Plus, you will never run out of water with 4 dams and a billabong.

The immaculate 4-bedroom home is filled with natural light and colour, perched in the middle of the property, where you can take in the views from every room. The large lounge and entertaining room is cool in summer and cosy in winter with the combustion wood burner heater. The 4 bedrooms have beautiful views and are well equipped with built in wardrobes. The kitchen

 4  1  3

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | \$1,100,000 |
| <b>Property Type</b> | residential |
| <b>Property ID</b>   | 161         |
| <b>Land Area</b>     | 40.52 ha    |

### Agent Details

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### Office Details

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**G J KENNEDY & CO PTY LTD**

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