







YOUR LIFESTYLE FARM AWAITS

An outstanding rural coastal property conveniently located between Macksville, Bowraville and Nambucca Heads (all within a 10-12 minute drive) and only 40 minutes to the thriving regional city of Coffs Harbour.

'Korangi' is currently operated as a working cattle property, with 40 acres of versatile productive cleared grazing land, but could be converted into a horticulture farm due to the gentle north and north east facing slopes and seemingly abundant source of water, including town water connection, 9 mega litre bore license, dam, and multiple water storage tanks (totalling approx. 50,000 litres).

The well-presented 5-bedroom, 2-bathroom homestead could easily be used as B&B accommodation with bedrooms at separate ends of the home and a large undercover outdoor entertainment area. The homestead includes an excellent working kitchen with large walk-in-pantry, spacious living and dining room areas warmed by a wood-burning fireplace and cooled with air-conditioning units.

The verandah allows you to rest and unwind peering through the established gardens and trees which provide a private and peaceful setting. Family and guests will all enjoy the outdoor entertainment/BBQ area which overlooks the 10 metre inground salt-water swimming pool and manicured grazing land.

The homestead is surrounded by gardens and native trees with an orchard, predominately of Davidson Plum trees, as well as a vegetable garden. The

5 2 4 16.19ha

Price	SOLD for $800,000
Property Type	Residential
Property ID	186
Land Area	16.19 ha

Agent Details

Jesse Stanton - 0432 187 075

Office Details

Macksville
10 Wallace Street Macksville NSW 2447 Australia
02 6568 1666

G J KENNEDY & CO PTY LTD

land is strategically fenced into multiple paddocks with laneways leading to the timber cattle yards.

Additional capital improvements include a double lock-up garage, large machinery shed with power and separate toilet, garden shed, and chicken coop.

Specific features of the property include:

- Five-bedroom homestead with additional study area.
- Master bedroom with ensuite and walk-in wardrobe.
- Excellent workable kitchen with 900mm stainless steal oven (electric) and cook top (gas) plus large walk-in-pantry.
- Large lounge / dining room with wood fireplace and air-conditioning.
- Fully covered outdoor barbecue area overlooking the council approved 10 metre in-ground salt-water swimming pool.
- Double garage adjoining the homestead.
- Large machinery shed with power and toilet.
- Extensive gardens with established plants and trees, orchard with predominately Davidson Plum trees, vegetable garden, greenhouse and garden shed.
- 40 acres of slightly undulating cattle grazing land, fenced into multiple paddocks and laneways, timber cattle yards and large dam.
- Town water connection, 9 mega-litre bore license, dam, approx. 50,000 litres of water storage.
- Mobile phone reception, fixed line connectivity, NBN wireless internet.

An exciting property located in a peaceful and picturesque setting well worthy of your inspection.

We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.

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.