



86 Wards Lane, Utungun



## PRIVATE & PEACEFUL

Set on 2 hectares, this rural/residential dream property provides the opportunity to live the picture-perfect rural coastal lifestyle and enjoy all that the Mid North Coast has to offer – beautiful beaches, rivers, bushlands – all within a short drive.

The double brick home (approximately 350 square metres) has been meticulously built and includes two comfortably sized bedrooms, plus study/3rd bedroom as well as a large room underneath the main level – either a 4th bedroom, gym or games room. The master bedroom includes a walk-in-robe and ensuite toilet.

The home boasts plenty of entertaining space, with high ceilings, open lounge and dining areas and a veranda which stretches around the whole house, widening at the rear (4 metres), with an elevated position to enjoy the wonderful rural views and afternoon breezes.

The purposeful kitchen with its large walk-in pantry and modern appliances is ideally positioned within the home for the most avid of cooks. Additional rooms include the extraordinarily large bathroom with separate shower and bath.

Outside is quiet and peaceful with 2 hectares of manicured gentle sloping land, with a large dam, cattle yards, and two steel sheds - one lockable shed includes a garage, storage area, kitchenette, laundry, toilet and shower, with the second shed perfect to house a caravan and/or boat. There is approximately 45,000 litres of water storage plus a pump at the dam for use

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	239
<b>Land Area</b>	2.02 ha

### Agent Details

Michael Ettelson - 0408 412 297  
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### Office Details

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around the garden.

A short 10 minute drive to Macksville, and within 45 minutes to Coffs Harbour airport - the property is as neat as a pin – all you need to do is move in and enjoy!

Additional features include:

- Screen doors throughout home
- Ceiling fans throughout home
- Gas heating, gas cooktop, gas hot water, electric oven
- Carport is large enough to house multiple cars, or boat and caravan
- NBN and fixed phone connectivity
- Livestock fencing, stockyards & crush
- School bus

For more information or to arrange an inspection, please contact Geoff Searle on 0429 456 689 or Jesse Stanton on 0432 187 075.

*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.*

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