

5.3-Acre Lifestyle Property Just Minutes from Tocumwal Town Centre!

This impressive 5.3-acre lifestyle property is nestled in a picturesque rural setting, just a short 5-minute drive from the vibrant Tocumwal town centre. With a range of fantastic features, this home offers the perfect blend of comfort, style, and convenience.

Open plan kitchen meals area with cooktop, oven, and dishwasher. Vinyl floorboards throughout and evaporative cooling. Separate front living area, as well as a separate formal loungeroom with ample natural lighting and a reverse cycle split system, providing a sanctuary for relaxation and entertainment.

The main bedroom offers a tranquil retreat with mirrored built-in robes and an ensuite complete with a shower, vanity, and toilet. Bedroom two and three also feature mirrored built-in robes. Additionally, there is a separate enclosed study, providing a dedicated space for work or hobbies.

The main bathroom offers a luxurious experience with a bath, shower, and vanity, while a separate toilet adds convenience for busy households. The good-sized laundry includes a trough and outside access, ensuring functionality and ease of use.

Step outside, and you'll discover an undercover entertaining area with a ceiling fan, providing the perfect setting for hosting gatherings or simply enjoying outdoor relaxation. The property boasts an impressive 6x7m shed with two roller doors, concrete floor, and power, providing ample space for storage, hobbies, or a workshop. Additionally, there are two double carports on either side of the shed, catering to your parking needs. A garden shed and an additional open second garden shed offer even more storage options.

3 2 6 5.30ac

Price	SOLD for $750,000
Property Type	Residential
Property ID	4961
Land Area	5.30 ac

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ANDREW JENKINS
REAL ESTATE

The property is fully fenced with a front gate, ensuring privacy and security. Enjoy the beauty of the surrounding trees and shrubs that envelop the property, creating a serene and peaceful atmosphere. For those with a green thumb, a veggie patch area with raised garden beds awaits, accompanied by an inground water sprinkler system (manual operation required). The property benefits from domestic bore water, providing a sustainable and reliable source of drinking water.

With plenty of room for paddocks, this property is ideal for horse enthusiasts or those seeking space for other hobbies. With dual entry points from both Claire Drive and Mccullochs Road the property also allows for potential future subdivision (STCA). Experience the joys of country living while being conveniently close to the township of Tocumwal, offering a range of amenities, services, and community spirit.

Don't miss this opportunity to own a beautifully presented country retreat that ticks all the boxes. Contact us today to arrange a viewing and discover the charm and convenience of this fantastic property.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

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