

**109 Weir Road, Lower Southgate, NSW 2460**



**Lifestyle For Sale**

Wednesday, 24 January 2024

109 Weir Road, Lower Southgate, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

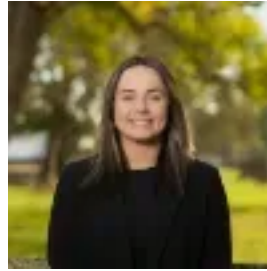
**Parkings: 10**

**Area: 9 m2**

**Type: Lifestyle**



Jake Kroehnert  
0411321920



Tayla Lavender  
0422260192

## AUCTION

Auction Details: Wednesday 14th February 6:00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Situated in the pastoral embrace of Southgate, 109 Weir Road boasts an impressive 24 acres (approx.) of prime grazing land, offering a serene lifestyle opportunity for just one lucky buyer. Acreage properties with views and access to Sportsman Creek are tightly held and rarely sold. We urge you not to perceive this property to be out of your price range. Our sellers have made it clear that we are to sell on auction day. The property's location is enviably positioned just over 1km from the warm community atmosphere of the Lawrence Tavern and a mere 20-minute drive to Grafton's CBD. The home itself offers a comfortable and spacious interior, featuring 3 generously sized bedrooms and 1 well-appointed bathroom. A dedicated study and sunroom provides additional spaces to tailor to your needs, whether it be a home office, an additional bedroom, or a quiet spot to enjoy the panoramic views. The heart of the home is the open plan kitchen/dining area. This space flows seamlessly into the living room. Please refer to the 3D tour, floorplan & video provided for an understanding of the layout. Another appealing feature of this property is the substantial mound where a 14m x 16m shed stands, an ideal storage solution for farm machinery and essential equipment. In addition to this, further shedding, garages and carports provide extensive storage and workshop space options. The block itself is one of the most productive and fertile grazing paddocks that our region has to offer, making this the ideal all-round lifestyle property for any buyer in the marketplace. Notable features include:- Approximately 24 acre- Views and access to Sportmans Creek- 3 bedrooms- 1 bathroom- Air-conditioning- 14m x 16m colourbond shed- Further shedding and carports This unique offering will be sold at auction on the 14th of February, presenting a timely opportunity to acquire a slice of rural paradise. With the owners committed to relocation, the sale of this property is essential, providing an outstanding opportunity for those ready to embrace the rural lifestyle that 109 Weir Road has to offer. Contact Jake Kroehnert & Tayla Lavender from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence