

# 11 Leslies Lane, Mitchells Island, NSW 2430

## Acreage For Sale

Monday, 15 April 2024

11 Leslies Lane, Mitchells Island, NSW 2430

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 5**

**Area: 5 m2**

**Type: Acreage**



Cameron Steele

**\$1,250,000**

If you are seeking a sea change rural lifestyle for a large family or need separate teenage accommodation, this is it. This large six bedroom country style brick home has two independent levels providing ample space for dual living. The upper floor main residence features a large kitchen, separate light filled lounge/dining area, a north facing balcony where you can relax and take in scenic views of Manning River, farmland and mountains beyond. There is also a spacious office. All five bedrooms have built in robes with the main having its own balcony and a walk through robe and ensuite. The ground floor area has a generous foyer with under stair stairs storage, a kitchen, a large bedroom, laundry and bathroom, a full size billiard room and a tiled spacious studio, ideal for craft or storage. Set on approximately 13 acres, the property is flat, fertile grazing country, suitable for cattle or horses. There is a laneway with water for access to equipped cattle yards with loading ramp, and ample shade trees in the main paddock with another dam including electric fencing. By arrangement there is free grazing access to an adjoining similar acreage. Drinking quality water security is provided by an enormous under house reservoir of a reputed 70,000 gallons. Adjacent shedding includes workshop with mezzanine levels, boat shed and a double lock/up garage and rain water tank. There are also abundant gardens, fruit trees and spacious lawns to enjoy. This country lifestyle property also enjoys unlimited access to a little known boat ramp on the Manning River. This implies potential for Air BNB opportunities. Mitchells Island is the largest of several islands in the Manning delta. The property is located about 10 minutes from Manning Point village, 20 minutes from Old Bar Township and 30 minutes from Taree CBD. Current owners have lived on the property since 2002 and now seek retirement. Features Comfortable 6 bedroom DBL Brick & Brick Veneer home Large country kitchen North facing light filled lounge/dining area Separate 1 bed self contained accommodation Peaceful locality, No troublesome or noisy neighbour's A kitchen on each level opens possibility of holiday rentals. Little known public boat ramp 150 m Manning river and mountain views Huge drinking water storage beneath the house (70,000 gallons approximately) Bushfire safe Roadside garbage collection service Roadside mail service Generous lawns, fruit trees and gardens on fertile soil One carport, two lockup garages plus shedding for a boat Huge tiled studio Equipped cattle yards with loading ramp Free grazing on joining property of about another 12 acres FLOOD HISTORY: 1929, 1978, 2021 but has never threatened the house Slate based full size snooker table and equipment included To arrange inspection by appointment only, phone or email Cameron Steele from Steele Properties on 0412 609 890 Property Code: 729