

1102 Lower Coldstream Road, Calliope, NSW 2462

Sold Lifestyle

Tuesday, 27 February 2024



1102 Lower Coldstream Road, Calliope, NSW 2462

Bedrooms: 2

Bathrooms: 1

Parkings: 9

Area: 22 m2

Type: Lifestyle



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\$800,000

Stand in your renovated kitchen or relax on the spacious back deck of this modernized homestead and all you can see is rich green farmland for miles. The view is a good summary of the lifestyle on offer here. Located a short drive from Ulmarra Village (5 mins), Grafton (15 mins) and Yamba (35 minutes) the home has 2 big bedrooms plus a sunroom with walk in robe, a central lounge room and fireplace. The bathroom is newly renovated and the kitchen is spacious and modern and all the important rooms in the house have air conditioning. The back deck will be usable year round and huge downstairs storage space comes with a separate laundry and its own shower. The current owners own two properties side by side and are happy to sell the property in whole or in part. The homestead sits on approximately 11 acres, divided into several horse paddocks with some stables and high access shedding suitable for horse floats of trucks. The adjoining block is approximately 45 acres of land with a massive machinery shed located on a mound with a separate studio with power and water connected. Interested parties can choose between the house on 11 acres or house, shed and studio on approximately 56 acres. Town water is separately connected to both properties. The owners here are committed to making a sale and are happy to listen to any proposal to progress a deal including the potential to create a boundary adjustment to suit a new buyers needs. If you're interested in horses, the ever booming cattle market or fertile land for you to diversify into feed cropping or other horticultural pursuits this property is worthy of your inspection.