

1317 Collombatti Road, Collombatti, NSW 2440



Lifestyle For Sale

Tuesday, 13 February 2024

1317 Collombatti Road, Collombatti, NSW 2440

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 10 m2

Type: Lifestyle



Kelly Flanagan
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Buyers Guide \$740,000 - 780,000

Located only 2 km off the tar road, 12 minutes from Frederickton and the Freeway and 17 minutes from Kempsey, you'll find this happy, shiny home on picturesque, hobby farm acres. The home has been beautifully renovated and presents as a walk in and do nothing home – even the yard and the paddocks are perfectly presented and ready for you to just start enjoying your new farm life. With the addition of the shower and toilet in the laundry, and the kitchen sink in the original bathroom vanity space, this home was easily converted to accommodate family members having their own separate living within the home – 2 bedrooms, laundry/bathroom & main living areas for one, and the other uses the main bathroom (where the vanity area is now the kitchenette and the towel closet is the pantry), 2 bedrooms (one used as lounge room). It's a super idea but it can be easily reverted back (just replace the kitchen sink in the vanity with a traditional vanity sink if needed). The home is also accompanied by an extra-large 'matching' double garage/workshop. Plus a standout feature is the grid-connected solar system with battery which brings in quarterly bills averaging \$230/qtr. 10.7Ha. (26Ac) Solidly built Hardi-plank, hardwood & Colorbond roof home. Spacious open-plan design. 4 bed, 2 bath, 2 garage. Wonderful wrap-around verandah on front + great big back deck. New kitchen + dishwasher. Good bedrooms + built-in robes. Slow combustion fire + Reverse cycle air conditioner. 6.6kW solar pva + battery (still on main power as well). NBN satellite. Dog/kid-proof house yard. 80% cleared, 5 paddocks, level to gentle slopes. 2 large tidy paddocks + 2 small goat paddocks/goat fold + 2 dog large dog yards & kennel. Selection of healthy fruit trees. Great water: 4 x 22,500L water tanks, dam, seasonal creek. 12 minutes from Frederickton/Freeway, 20 minutes to Kempsey. This is an ideal hobby farm. Come and see, call us any day/anytime.