

**1361 Comboyne Road, Killabakh, NSW 2429**



**Sold Lifestyle**

Saturday, 13 January 2024

1361 Comboyne Road, Killabakh, NSW 2429

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 36 m2**

**Type: Lifestyle**



Troy Loretan  
0265510999

**\$1,000,000**

Sitting proudly on a level ridge top in the middle of 90 acres of gentle country this family friendly home offers space away from neighbours and flexible living options for extended family. This terrific acreage is set up and just waiting for your cattle, horses or other types of livestock to enjoy established water sources, internal paddocks and handling facilities. Located in the ever-popular Killabakh valley this lovely mid sized farm has something for everyone as it is only a short drive from towns but offers a very inviting and relaxed rural lifestyle. With bitumen road frontage and only 13 kilometres from Wingham a young family can still partake in sports, schooling and employment while having space to roam and enjoy a fresh, clean environment on the farm. Active retirees looking to try their hand at a rural lifestyle will have to go a long way to beat this attractive property for features, location and outlook. Features:-Well built and beautifully maintained brick veneer home on level ground with a solar panel system and ample water supply. Spacious interior boasts a separate lounge room along with a handy family / dining area adjacent the galley style kitchen. Impressive sunroom (third living area) enjoys a northerly aspect and promises a beautiful warm winter living space. Cooling coastal breezes ensure that this same living area is user friendly during the warmer months of the year. Three bedrooms in total. Master bedroom has an ensuite and walk through robe. Ducted air conditioning throughout most of the home. Very attractive fully renovated two year old main bathroom. Separate two car colorbond shed also offers a studio that provides a fully lined living space and home office or perhaps a fourth bedroom. Fixed wireless internet connected to the home. Working from home would be a breeze here! HUGE main farm shed measures 19 metres long and 8 metres deep, taller doors make for easy storage of your tractor, boat, caravan, farm equipment etc. Power and water tank connected to the shed. The acreage offers steel framed stockyards, old original dairy bails, several internal paddocks, two intermittent creek lines, four dams. Pump and pipe connections provide dam water to shed tank and established taps around the house yard via a holding tank. MASSIVE main dam provides quality water for on farm use. If your heart craves a property in the countryside on the Mid Coast of NSW we invite you to take a closer look at this Killabakh beauty. Located approx 3.5 hours from Sydney's northern suburbs, 20 mins from the regional centre of Taree and just 10 mins from Wingham. Call Troy Loretan on 0400 530269 or 65510999 to arrange for your private inspection.