

**1372 Clarence Way, Whiteman Creek, NSW 2460**



**Other For Sale**

Wednesday, 17 April 2024

1372 Clarence Way, Whiteman Creek, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 17 m2**

**Type: Other**



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**\$600,000 - \$650,000**

Welcome to 1372 Clarence Way, where contemporary living seamlessly blends with the rustic appeal of a 44-acre rural retreat. This six-year-old steel-framed home offers 2 bedrooms and 1 bathroom, designed around an open-plan living concept that maximizes both comfort and functionality. The property is fully equipped for a sustainable lifestyle, featuring standalone solar power with 10 new 400W panels (backed by a 25-year warranty) and a substantial 26.4 kW battery storage system, ensuring reliable and eco-friendly energy. Complementing this is a gas hot water system that provides efficiency and convenience. Each bedroom is fitted with built-in robes; the master bedroom enjoys direct access to a generous 9-meter veranda overlooking the serene landscape—perfect for morning coffees or sunset watching. A freestanding wood heater in the living area adds a cozy touch for cooler evenings. The home sits above a large concrete-floored storage area under the house, ideal for secure storage of outdoor equipment or tools. Outside, the property boasts a utility shed and three 20,000-liter water tanks to support both domestic use and land maintenance. Nature surrounds you here, with the boundary fenced and Whiteman Creek marking the rear boundary, creating a natural retreat. The presence of one dam and the capacity to support 10 head of breeder cattle illustrate the property's readiness for agricultural pursuits. 1372 Clarence Way isn't just a home; it's a comprehensive lifestyle choice for those seeking tranquility, sustainability, and a connection to nature, all within a beautifully modern setting. Whether you're looking to engage in small-scale farming or simply enjoy the vastness of your own private land, this property promises a unique and fulfilling rural life. For more information or to declare your interest contact Team Benny on 0491 616 380. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578 **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.