

# 1773 Armidale Road, Coutts Crossing, NSW 2460

## Lifestyle For Sale

Sunday, 26 May 2024

1773 Armidale Road, Coutts Crossing, NSW 2460

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Area: 20 m2**

**Type: Lifestyle**



Martin Pearce

**\$825,000**

Farrell McCrohon Stock and Station Agents is pleased to offer 1773 Armidale Road, Coutts Crossing to the marketplace. Comprising 51 Acres (approx.) of predominantly flat and gently undulating country, this tidy parcel presents an opportunity to secure an affordable entry into the lifestyle acreage market. Accommodation is by way of a sprawling five bedroom homestead which from its hilltop position boasts a superior westerly aspect and enjoys superb views of the western ranges. Encircled by native timber and a quaint pine grove, the idyllic setting is only 20km from Grafton, ensuring the elusive combination of convenience and privacy is well accounted for. \* 51 Acres \ 20.6 Ha \* 2.5km south of Coutts Crossing, 21km south of Grafton, 81km north west of Coffs Harbour\* Floorplan encompasses 5 generous bedrooms, open plan living/dining/lounge, 1 bathroom, front and back verandah, cement floored alfresco area\* Mains power connected, water by way of 20,000 Litre rain water tank\* Stock water by way of 2 dams, one very large and spring fed with pump integrated\* Equine pursuits are also well catered to, with professionally lit dressage arena as well as extreme horse trail course sitting in close proximity to the home\* A rare and highly desired harmony of affordability, convenience and privacy on a low maintenance acreage located only 15 Minute drive from Grafton