

197D Billen Road, Georgica, NSW 2480



Lifestyle For Sale

Wednesday, 12 June 2024

197D Billen Road, Georgica, NSW 2480

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 38 m2

Type: Lifestyle



Uri Ross

0423280278

\$1,460,000

Uri Ross Property proudly presents 197d Billen Road, Georgica. Looking for a peaceful escape from the hustle and bustle of city life? Look no further than this stunning, elevated rural property in Georgica. With its serene location and spacious living, this property is the perfect retreat for those seeking a tranquil lifestyle. Nestled on 95.79 acres of picturesque land, at the end of the road on top of a hill, this property offers breathtaking views of the surrounding countryside. As you drive up the long driveway, you'll feel the stress and worries of the day melt away, replaced by a sense of calm and tranquility. The home, was built to charm in the early 2000's with its wrap around verandahs and high ceilings. Step inside and be greeted by the grandeur of this three bedroom, one bathroom home. With a spacious open floor plan, this home is perfect for entertaining guests or simply enjoying quality time with your loved ones. The living area features beautiful floorboards, adding a touch of elegance to the space. And on chilly nights, cozy up in front of the open fireplace and enjoy the warmth and comfort it provides. The kitchen is offers a gorgeous outlook, equipped with a dishwasher, timber cabinetry and ample storage space. The dining area flows seamlessly from the kitchen, creating the perfect space for family gatherings and dinner parties. Stepping outside, you'll discover additional features that make this home truly special. A workshop is perfect for those who enjoy DIY projects either below the house or in the double garage (one side is electric). The roofline catches rainwater, where it is pumped up to the header tank to provided gravity fed water. There are an additional two buildings on the property which can provide a great source of income. There is a top shed that was existing before the house was built. It is currently tenanted to a friend. Between the top shed & the house is the modest 2 BDR cabin. A timber construction which was shifted to the property in 2013. The shed and the cabin are connected to mains power, tank water, and are serviced by individual septic systems. Combined these two structures can return \$20,000 per year in rent!! The farm is ready for your animals, there is a laser levelled fenced grass riding arena has been meticulously constructed, three animal shelters, cattle yards, 4 x cattle troughs and seven spring fed dams. And to top it off, enjoy cell grazing with 10 paddocks currently in place. You will see the gently sloping grazing land and stands of timber where the gradient is a little steeper. Don't miss out on the chance to own this slice of paradise in the friendly community of Georgica. Rural properties like this don't come on the market often, so act fast and secure your dream property today. Contact Uri to arrange a private viewing and experience the serenity and luxury of this property for yourself. Escape to the countryside and make this rural retreat your forever home.