

# 20 Valley Road, Kangy Angy, NSW 2258

## Sold Acreage

Saturday, 28 October 2023

20 Valley Road, Kangy Angy, NSW 2258

**Bedrooms: 4**

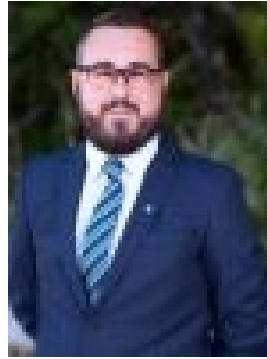
**Bathrooms: 3**

**Parkings: 1**

**Type: Acreage**



Christian Purdue



Lachlan Pilkington  
0430033001

**\$1,900,000**

The true allure of this property is within the 11 acres of cleared land. The animal structures already in place are ideal for your own hobby farm; a 40m bird avery, chook pens, goat house, opportunity to build stables and spelling yards for your horses. It's the perfect place to call home as the four-bedroom brick and tile property is elevated and positioned ideally to view your animals from afar. The potential to add value with an internal cosmetic renovation and endless opportunity for the exterior of the rural property to be exceptional. The property features include;

- Four bedrooms, three with built-in wardrobes
- Master bedroom with ensuite and walk-in robe
- Main Bathroom with shower and spa bath
- Separate toilet with vanity
- Indoor Living
- Kitchen and dining
- Ceiling fans
- Tile flooring throughout
- Outdoor wrap-around verandah
- Single garage
- 5x5 Shed
- 40m bird avery
- Chook pens
- Goat House
- Dam
- Gardens surrounding the home
- Outbuilding Studio with kitchenette, bathroom and toilet

Proximity to the M1 Motorway for Sydney to Newcastle commitments, Westfield Tuggerah is moments away for your shopping needs, many restaurants, and cafes for your family outings. The attraction in living the rural lifestyle is your moments from the riding schools, pony clubs and the farm auctions although still a short drive away from local amenities and pristine beaches. A rare opportunity to add value by securing this rural property.

**Sale Disclaimer** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.