

**226 Nowendoc Road, Killawarra, NSW 2429**



**Lifestyle For Sale**

Thursday, 21 December 2023

226 Nowendoc Road, Killawarra, NSW 2429

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 40 m2**

**Type: Lifestyle**



Troy Loretan  
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## Price Guide \$950,000

Situated within a very easy 8 minute drive from Wingham this fantastic 100 acre holding offers the best of both worlds when it comes to a country lifestyle mixed with in town activities such as schooling, sports, employment etc. This private rural holding offers a very spacious and comfortable home, excellent shedding, creek frontage and dams. Another great feature is a large Colorbond shed at the rear of the property which could be used as overflow accommodation as it offers 'off the grid' living with solar power, gas cooking, hot water and water storage, all ready to go. Features: Three bedroom homestead with wide wrap around verandahs. Generous lounge / dining room with air conditioning and a large slow combustion fireplace. Huge bedrooms, all have split system air conditioning, two rooms have fitted robes. Modern fully refurbished main bathroom, internal laundry. Fully fenced house yard ideal for kids and pets. Very solid Colorbond shed providing excellent storage, car accommodation, mezzanine floor, second shower and toilet. Farm shed offers more cover for equipment, trailer, boat, caravan etc. One bay is lockable. Loads of rain water storage for the home and house tank connected to extra tanks at large shed. Off the grid Colorbond shed has up to three bedrooms plus a large open lounge area with fire place. Bathroom offers a shower, separate toilet. Storage room and laundry area. Covered front verandah overlooks a dam. Private location on the block. Several internal paddocks making for easy movement of livestock. Four well fed Dams plus Killawarra Creek runs through at the front of the block. Lovely section of timbered country provides habitat for native flora and fauna and plenty of fire wood. Make no mistake, this 100 acre property sits just minutes from town and really does offer the best of both worlds when it comes to country living and the convenience of living close to town. Call Troy Loretan on 0400 530269 or 65510999 to arrange for your inspection