

2611 Summerland Way, Dilkoon, NSW 2460



Lifestyle For Sale

Friday, 16 February 2024

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Bedrooms: 3

Bathrooms: 1

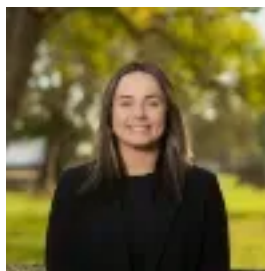
Parkings: 4

Area: 39 m2

Type: Lifestyle



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SALE

Building & Pest Inspection Reports Available Upon Request Nestled within the picturesque landscapes of Dilkoon, this 98-acre property presents a unique opportunity for horse enthusiasts and cattle graziers alike. With our owners committed to a downsize, do not miss your chance for a new rural lifestyle. Upon entering, you are welcomed into the living space which is the heart of the home, featuring an air conditioner and fireplace. The fireplace adds a rustic charm to the living area, which flows seamlessly into an open plan kitchen and dining space. The main dwelling is complemented by three well-appointed bedrooms, two fitted with built-in wardrobes and one 3-way bathroom. Beyond the main house, a quaint cottage sits quietly, presenting a wonderful opportunity to create guest accommodation. With some creativity and conversion, this space could become a haven for visitors or a teenage retreat. Please refer to the 3D tour, floorplan & video provided for an understanding of the layout. The land itself is mixed between open and timbered country, ideal for grazing, supported by two large dams, making it suitable to comfortably run 30-40 head of cattle. The property features four expansive fenced paddocks, each served by its own water trough, ensuring that hydration is never a concern for your animals. These paddocks are a testament to thoughtful land management and animal care, providing ample space for horses to roam and graze. The hot-wired fencing that encloses each paddock ensures the safety and containment of horses, combining peace of mind with ease of maintenance. Central to the property's self-sufficiency are two concrete water tanks to meet the needs of both the household and the livestock throughout the seasons. A three-bay machinery shed with additional storage caters to all your agricultural needs, and the property's infrastructure is further enhanced by a newly laid gravel driveway, ensuring sturdy access to and from the property. Notable features include:- Approximately 98 acres- 3 bedrooms- 1 bathroom- 2 x air conditioners- Fireplace- 2 x water tanks- 4 x fenced paddocks- 3 bay machinery shed- 2 x dams As the current owners are looking to downsize, we are encouraging your early offers, providing a unique opportunity to secure this versatile property swiftly. Contact Jake Kroehnert & Tayla Lavender from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.