

269 Bootawa Road, Bootawa, NSW 2430

Lifestyle For Sale

Friday, 14 June 2024

269 Bootawa Road, Bootawa, NSW 2430

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 3 m2

Type: Lifestyle



Vicki Walker
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NEW TO MARKET

Welcome to "Lilias Creek", your own private bird lovers and wildlife sanctuary and hobby farm. Located in the highly sought after Bootawa area, surrounded by picturesque countryside, less than 15 minutes to Wingham and 20 minutes to Taree and 25 minutes to Old Bar Beach on the Mid North Coast. The home is privately positioned on approx 9.7 acres (3.92Ha) out of sight of the road, down a long driveway, overlooking a large dam and surrounded by large acreage properties providing the sense of being on a much larger acreage. If you are seeking privacy and serenity, then look no further. This is a perfect hobby farm suitable for a couple of head of cattle or horses and for growing your own fruits and vegetables. The 4 bedroom home is serviced by 3 x 20,000 litre rainwater tanks, has a 16 panel solar system and septic system, all helping to keep your living costs down. Inside you feel the same sense of serenity and calmness with the warm, welcoming ambience. The home has been lovingly cared for with a modern retro vibe, maintaining many original characteristics in beautiful condition. The inviting living room features a cozy log fire which has a water jacket for heating your water if you prefer to be more energy conscious. The home has very good insulation qualities with North facing veranda, which is a lovely space to soak up the Winter sun. There is a reverse cycle air conditioner if you choose, however you may find the need to use it quite minimal. The 4 bedrooms are very generous in size with a very thoughtful layout providing a lovely outlook over the property. A sitting room adjoining the kitchen provides a second living space with a lovely outlook over the rear of the property, a perfect place to sit and enjoy a quiet read. There are 2 dams on the property, a large one at the front of the home with a pump attached and a smaller one at the rear, providing a haven for birdlife as well as water for stock. A freestanding brick garage featuring lovely barn doors provide the opportunity for a lovely conversion to secondary accommodation or a work from home space. In addition there is an open 3bay machinery shed plus another large cladded and lined shed that could either be utilised for storage or accommodation conversion. Even the chooks have a lovely, protected abode with access to the rear dam and there is a fenced vegie garden area for growing your own produce. This truly is a lovely property with a lovely sense of calmness and home, in a much desired location. Call Vicki Walker today on 0400 253 485 to arrange your viewing. Note: The information we have obtained are from sources we believe to be reliable. However, we can not guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.