

277 Simpsons Ridge Road, South Arm, NSW 2449

Ettelson

Sold Lifestyle

Thursday, 11 April 2024

277 Simpsons Ridge Road, South Arm, NSW 2449

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 17 m2

Type: Lifestyle



Michael Ettelson

\$1,100,000

"Welcome to your new rural life." This unique property is 17.6ha (43.4 acres) of quality land with beautiful creek frontage plus 2 dams. The property is also zoned 'dual occupancy', which means you can build an additional home or guest accommodation - perfect for farm stays, B&B, family and friends. The 3 bedroom house is a quality steel frame home with stand-alone solar power - the property is off-grid with a solar system and batteries - plenty of power. And there is 22,500 litres of water storage. With the high cost of living you can be virtually self-sufficient with the off-grid solar power and large water storage capacity - being off-grid means you save money and if you decide to grow your own food, there is further savings and benefits to be made. The homestead is immaculate with open plan living dining and kitchen, large bedrooms, master bedroom with on-suite and dressing room, separate media room (easy conversion for 4th bedroom), office area and laundry - plus a large Scandia combustion fireplace that keeps the whole house cosy in winter - plus ceiling fans throughout to keep you cool in summer. Outside there is a brand new 20x9 machinery shed that contains everything you need to continue operation. There is also an additional 3 bay lock-up shed and water tanks. The location is high and dry, close to the coast and easy access to major town centres, airports, schools, new hospital, shopping and a range of magnificent beaches and rivers. The property is currently producing garlic and if you are interested in purchasing it as a going concern with stock and equipment - the option is available. To arrange an inspection contact Michael Ettelson on 0408412297. Contract available on request.