

# 323 Borambil Road, Borambil, NSW 2343



## Sold Lifestyle

Tuesday, 15 August 2023

323 Borambil Road, Borambil, NSW 2343

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 9 m2

Type: Lifestyle

## Contact agent

Welcome to 323 Borambil Road, Borambil, the ultimate lifestyle property and perfect for those seeking convenience and space. Situated on a sprawling 9.4-hectare/ 23.22 acre block of land, this property presents a unique opportunity to own your very own slice of the Liverpool Plains. The home is a well maintained four bedroom, one bathroom residence. All rooms are generous in size, and the bathroom is clean and simple with a glassed shower, bath & vanity. A well-appointed, practical kitchen with dining area opens to the well lit lounge. A wood heater and split system air conditioner ensure year round comfort for the residents. An enclosed verandah around the north eastern facing sides of the home give opportunity to expansion of the home or utilising as secondary living areas. The highlight of this property is undoubtedly the land it sits on, boasting fertile black soils, great for small scale dry land cropping, horticulture, or equine pursuits. Currently subdivided into one paddock, with potential for further subdivision or the addition of yards and stables, the possibilities are endless. Water is supplied by two bores (stock and domestic use only), with provisions for the addition of further rain water storage available. Located in the peaceful suburb of Borambil, you'll enjoy the best of both worlds - a quiet rural setting within close proximity to essential amenities. Take advantage of the nearby schools, shops, and recreational facilities, ensuring convenience and comfort for you and your family. Property Features: • 23.22 Acres of prime black soils • Within 10km to Quirindi • 4 bedroom, 1 bathroom home • 13 x 16m machinery shed/workshop • Service pit • 3 Phase power connected • 2 x Bores (1 equipped) • School bus pick up and drop off from Bundella Road • Mail 3 times per week This property will be offered for Public Auction on the 15th of August 2023, if not sold prior. Don't miss out on this incredible opportunity to secure your own slice of the Plains. Contact Jess Slade for private inspection on 0400861184.