

3260 Gragin Road, Warialda, NSW 2402



House For Sale

Wednesday, 17 April 2024

3260 Gragin Road, Warialda, NSW 2402

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House



Ann Reardon
0267292210

\$610,000

If your dream is to live an environmentally sustainable lifestyle then you have found it. Approximately 49.31ha/125 acres of beautiful natural bushland. Zoned RU5 and subdividable into 5 x 25 acre lots. Lovingly designed and well thought out off grid home. Large kitchen/dining/loungeroom. Walk in pantry, butcher block bench tops, porcelain tiles, gas cooking and hot water. Scania wood heater with oven and two hot plates. Large master bedroom with BIR's. Full wall linen storage in hallway. Huge bathroom with bathtub vanity and separate shower room and non slip porcelain tiles. Digital temperature adjustment for hot water. Large front deck with merbau flooring and blinds. Fully insulated as well as EV glazed windows. Custom designed solar system 5.2kva AC/DC system, can be connected to internet. 16 Panels of 375watts each. Two panels charge batteries through the day. Backup 6.5kw Commodore generator turns on when batteries reach 80%. 2 x 22,000l water tanks and 2 x 5,000l water tanks. House yard of 2 acres fenced with dog netting. Enclosed fenced vegetable garden and garden sheds as well as fowl run. Fruit trees in house yard. Separate self contained cabin. Various walking tracks around the property. Vendors are going their separate ways and so are reluctantly selling this unique property.