

**351 Tindal Road, Eatonsville, NSW 2460**



**House For Sale**

Friday, 1 March 2024

351 Tindal Road, Eatonsville, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2 m2**

**Type: House**



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## AUCTION

Auction Details: Wednesday 27th of March, 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Nestled in the serene suburb of Eatonsville, 351 Tindal Road presents a unique blend of country charm and modern living, just a mere 15 minutes from the amenities of South Grafton. Situated on a lush 5.8-acre parcel of land, this property is not only a peaceful haven but also a practical homestead, capable of supporting 8-10 head of cattle all year round. Our sellers have instructed a result, meaning we will be welcome new owners upon the fall of the hammer. We are selling. Upon arrival, the property greets you with a convenient 3 bay carport and secure lock-up storage, an essential feature for rural living. An additional 2 bay carport, along with a shipping container, is smartly positioned next to the home, offering ample space for caravan storage or large equipment. The heart of this idyllic property is the freshly renovated cottage home, which has been thoughtfully painted both inside and out, radiating a warm and welcoming ambiance. This home boasts three generously sized bedrooms and a newly renovated bathroom with modern fixtures and finishes. The open plan dining and kitchen area seamlessly transitions into a spacious formal living space, ideal for family gatherings. A delightful sunroom and a convenient second toilet enhance the living quarters at the opposite end of the home, ensuring comfort and privacy for all. Practicality is also a key feature of this residence, with the laundry room equipped with an additional shower to cater to the needs of a busy household. Stepping outside, the back verandah offers an exceptional space for entertaining guests or simply enjoying the rural views of the surrounding paddocks. Please refer to the floorplan provided for an understanding of the layout. The home includes its own fenced yard, creating a safe play area for children and pets, while the rest of the land is divided into two separately fenced paddocks, ideal for livestock or agricultural pursuits. Those is the market for a rural lifestyle upgrade without the typical bank breaking price tag that comes with such a property must not delay here. Notable features include:- 5.8 acres (approx.)- 3 generously sized bedrooms- 1 brand-new bathroom- Large formal living space- Freshly painted inside and out- Brand-new carpet and light fittings - 5 x carports and additional lock up storage- 2 fenced paddocks This unique small acreage offering is set to sell under the hammer on the 27th of March. With properties in Eatonsville coming onto the market so infrequently, the opportunity to own this pastoral gem is one that should not be overlooked. 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.