

**3622 Clarence Town Road, Dungog, NSW 2420**



**Sold Lifestyle**

Friday, 15 September 2023

3622 Clarence Town Road, Dungog, NSW 2420

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 4 m2**

**Type: Lifestyle**



Bonnie Tarrant

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## Contact agent

Set on approximately 11 secluded acres 'Misty Glen' offers 2 studios in a tranquil setting surrounded by Australian native flora and fauna. Centrally located halfway between Clarence Town and Dungog and easily accessible by 2wd this property is perfect for those seeking to embrace a quiet life and has been tightly held for 20 years. Here you will find 2 more than comfortable studios each constructed of timber to fit the natural setting and including many convenient features. Power and tank water is connected in addition to both studios having a septic system in place. Studio One Features: • Two well proportioned bedrooms, one with a built in wardrobe • A spacious open concept kitchen and living area with ample bench space • Split System A/C, ceiling fan and a fireplace providing year round comfort • Tiled flooring in the high traffic areas • A generously sized bathroom with bathtub • Inviting front undercover alfresco area with eye catching verandah posts Studio Two highlights: • A light filled open planned room with a feature brick kitchen divide • Tiled flooring throughout • Single bathroom with shower and toilet • A welcoming front alfresco or carport area • Single rainwater tank The Land comprises of: • 11\* tree studded acres with no visible neighbours • Mostly lightly timbered bushland with the studio surrounds cleared complete with established gardens • A dam situated behind the studios and quaint creek only a short stroll away Every detail in the design of these cottages has been tastefully considered, from the use of natural timber to the stunning lead lights found throughout the floor plans. 'Misty Glen' combines comfort with the serenity of Australian bushland making the perfect recipe for relaxation. 3622 Clarence Town Road, Dungog will be up for AUCTION at 6pm on the 12th of October at Dungog RSL Club. AUCTION Guide \$650,000 - \$715,000 For more information, bidding authorities or to book an inspection call Tavis on 0428 921 704 or Bonnie on 0448 921 704. Disclaimer: Dillon and Sons have prepared this information using our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained in the Dillon and Sons website is provided as a convenience to clients. All property prices displayed on the Website are current at the time of issue but may change at any time.