

**392 Shannondale Road, Shannondale, NSW 2460**

doughertyproperty

**Sold Lifestyle**

Saturday, 11 November 2023

392 Shannondale Road, Shannondale, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2 m2**

**Type: Lifestyle**



Toby Power

0417696564

**\$450,000**

On offer here is a small acreage property just 30 minutes out of Grafton. 392 Shannondale Road is the ideal property for anybody who is looking to put their own spin on their first semi-rural oasis. Comprising 4.99 acres of partially cleared / partially bush block, this property is simply waiting for you to add your personal touch. There are two dwellings on the block as well as a double lock up shed, water tanks, added outhouse dam, & a bore. The main dwelling on the property is a small cottage. The floor plan consists of two bedrooms, a sleepout, sunroom, storage room, single bathroom & open living / dining area which leads straight into the kitchen. The temperature in the house can remain how you would like by utilising the wood fire & bonus of air conditioning. The second dwelling is a small, open dwelling with an extra lean-to car port for added undercover parking. A small track formerly provided vehicle access to the rear of the property, which is just waiting for you to arrive & re-clear to maximise the potential of the block. Same as everywhere now, the dam is currently down a little, however is sure to prove a great use once the Clarence gets a little rain. Situated in a perfect price bracket for your first rural investment, this property could be your best idea yet. To register your interest, give Toby Power a call on 0417 696 564 or send your enquiry through to [tobyp@doughertyproperty.com.au](mailto:tobyp@doughertyproperty.com.au).