

40 Ellem Lane, The Whiteman, NSW 2460



Sold Other

Wednesday, 23 August 2023

40 Ellem Lane, The Whiteman, NSW 2460

Bedrooms: 4

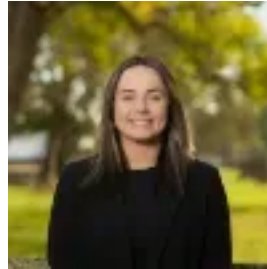
Bathrooms: 2

Parkings: 8

Type: Other



Jake Kroehnert
0411321920



Tayla Lavender
0422260192

\$740,000

Building & Pest Inspection Reports Available Upon Request Small acreage lifestyle properties with a convenient distance to town are becoming harder to secure as time goes on. Rural offerings of this size with a recently built home are simply a rarity that many can only dream of securing due to the scarcity. The home is well positioned at the front of the block of just under 20 acres, designed for the family with simplicity in mind. The master suite features an ensuite, walk-in robe & air-conditioner. The remaining three bedrooms are located at the opposite end of the home, creating privacy for the occupants of the master suite - a design feature that many are seeking. The heart of the home is the open kitchen/living/dining space, spilling onto the outdoor living space. For a full understanding of the layout on offer, please refer to the floorplan, video & 3D tour provided. Being just a short 15-minute drive to Grafton means you are living peacefully without sacrificing the convenience of being close to town. Shedding is plentiful, with a double car garage connected to the home via. Additional to this is the 11.5m x 12m detached barn style shed with plenty of space for cars, toys and a large workshop space. This property is a move-in-ready rural offering that is sure to tick the boxes of many buyers looking to upgrade their lifestyle. Notable features include:

- Recently built home, approximately 5 years old
- Just under 20 acres
- 4 bedrooms
- 2 bathrooms
- Multiple living spaces
- Air-conditioning x 2
- 6.6kw solar system
- 22,500L water tanks x 3
- Ample shedding
- Rental appraisal \$650 per week

Those in the market for lifestyle properties know the lack of supply and the high demand. Contact Team Jake 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.