

407 Bootawa Road, Bootawa, NSW 2430



Lifestyle For Sale

Monday, 8 January 2024

407 Bootawa Road, Bootawa, NSW 2430

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Lifestyle



Shane Merrick

0408621962

Price Guide \$870,000

Shane Merrick and Elders Real Estate Taree are delighted to be awarded the exclusive marketing of the enchanting 407 Bootawa Road. Featuring a captivating federation-style residence and acreage in the picturesque countryside of Bootawa. Situated on 26 acres of gently undulating land, this charming home and property is perfect for hobby and lifestyle farmers seeking a serene haven for their rural dreams. As you approach the property, you are greeted by a grand north-facing verandah adorned with timber fret pickets, setting the tone for the delightful period features found throughout the home. Inside you will discover 3 generous-sized bedrooms, complete with high ceilings, ceiling fans, and built-in robes. The master bedroom boasts French doors leading onto the verandah and patio area, providing an idyllic spot to enjoy the morning sun. The home also features a versatile all-purpose room, a home office/study for work from home pursuits or kids study room which can also serve as a guest's bedroom ensuring ample space for your family or lifestyle needs. Exuding classic elegance the heart of the home boasts a large lounge/living room with polished timber floorboards, high ornate ceilings, and hardwood picture rails. The gourmet country kitchen is equipped with modern appliances and walk-in pantry, adjoining the spacious dining room that is perfect for entertaining family and friends. Stylish and tastefully designed main bathroom hosts the original cast iron old world claw bath, large shower recess and vanity, plus separate toilet for extra convenience. Meeting the needs of the family. The property boasts 26 acres of picturesque land, with three dams of which one is spring-fed, and ample space for raising livestock or keeping horses. A carport is attached to the generous sized garage and workshop. Bask in the tranquillity of the established easy-care gardens and delight in the company of native wildlife, as Bootawa is a well known Koala corridor. Enjoy the sustainable features that include 2 x 5000 gallon freshwater tanks, highline solar hot water service, and the Enviro-cycle septic system. All this conveniently located between the bustling towns of Taree and Wingham, 407 Bootawa Road, Bootawa offers the best of country living with modern conveniences at your fingertips. Don't miss your chance to own this captivating slice of rural paradise. To arrange a private inspection call Shane Merrick at Elders Real Estate Taree today. Mobile: 0408 62 1962