

4110 Trunkey Road, Arkell, NSW 2795

Other For Sale

Tuesday, 14 November 2023

4110 Trunkey Road, Arkell, NSW 2795

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 173 m2

Type: Other



Kurt Waterford
0439642390



Hugh Gooding
0439000639

Auction - Friday 15th December from 10:30am

Discover the epitome of rural living of "Kamaroo", where nature's grandeur meets the comforts of home. Nestled amid rolling hills, this property encompasses the essence of tranquillity and potential. With 70% of the land deemed arable and interspersed with timbered sections, it's a canvas for your agricultural dreams. Let us guide you through the features of this remarkable property that combines the charm of a 4-bedroom original house with modern conveniences, sheds for your equipment, and vast acreage that invites a myriad of possibilities.

- Sprawling across 429* acres, the property boasts rolling hills, presenting an idyllic landscape for those seeking a serene rural lifestyle. Seventy percent of the land is arable, offering fertile ground for diverse agricultural pursuits. Timbered sections add character and enhance the property's natural appeal.
- The 4-bedroom original house features 1 bathroom, a wood fire, and a split system for year-round comfort, this residence serves as a cosy retreat within the expansive estate.
- The property comes equipped with a 4-bay shed, a hay shelter, and a machinery shed / equipped shearing shed, providing ample space for storage and workspaces. A 2-car carport adds convenience for vehicle shelter.
- Explore the potential of an additional granny flat on the property. While it requires some repairs, this supplementary dwelling offers opportunities for extended living or rental income.
- The soil composition consists of red and grey loam with partial basalt, providing a foundation for various agricultural pursuits.
- Positioned just 3* hrs from Sydney, 30* minutes from Bathurst and 25* minutes from Blayney, the property strikes a perfect balance between rural seclusion and accessibility to amenities and services.
- A bore, servicing both gardens and reticulating to every paddock, complements the approximately 100,000 litres of rainwater storage. This ensures a sustainable water supply for agricultural needs.
- Embrace sustainable living with an 8kW solar system that not only reduces your ecological footprint but also ensures efficient energy for the property.

While the block currently requires weed control, envision the vast potential that awaits once cleaned up. Unleash your creativity on this canvas, transforming it into a thriving rural oasis. "Kamaroo" is perfect for those people looking to kickstart or expand their current rural lifestyle enterprise. There is so much potential to unlock here you would be mad to pass up an inspection. Please contact Kurt on 0439 642 390 or Hugh on 0439 000 639 to view the property. Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.