

# 436 Sugarbag Rd West, Drake, NSW 2469



## Lifestyle For Sale

Saturday, 11 November 2023

436 Sugarbag Rd West, Drake, NSW 2469

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 9**

**Area: 20 m2**

**Type: Lifestyle**



Amanda Johnson



Sarah Vlahos  
0456788586

**\$525,000**

\* Set on 20.62 ha or around 51 acres, this property is well set up for lifestyle, hobby farming and has the best views arguably in the area as far as the eye can see.\* The home is new and is one step off the final approval, this will be a condition of sale.\* Set up well for extended family life or utilize the additional cabins to rent to seasonal fruit pickers.\* Main home has 2 bedrooms , large living space, modern stylish kitchen, slow combustion woodfire and is fully off grid with a very impressive solar system.\* The large deck at the front overlooks the surrounding mountains below and the large dam.\* Water is a feature with 4 dams, several water tanks, 43 inch annual rainfall and frontage to Plumbago Creek which has huge swim holes, even in the recent short drought Plumbago had good water.\* The near by new cabin has basic kitchen facilities and bathroom, open plan 1 bedroom.\* The second cabin which has a 6 person spa near by is open plan also and suitable for a couple.\* The property has several internal boundary fences which join together with wire and electric combo, there is good stands of millable timber and the property has been cleaned up to improve the pasture areas recently.\* There are multiple sheds - 4 bay near the house plus a 3 bay carport, storage containers and 2 other carports.\* Large netted veggie patch, fruit trees, tracks throughout . \* Plant and equipment list available in addition, see agent, property price is firm.\* Drake village is just 7 kms , surrounding National Parks, Rocky River is not far from the property, Casino 80 kms or Tenterfield in 60 kms.Agent discloses bush fires in the area in November 19.