

**47 Watt Road, Falls Creek, NSW 2540**



**Sold Acreage**

Thursday, 9 November 2023

47 Watt Road, Falls Creek, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



Gemma Stamper  
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**\$1,250,000**

Nestled amongst flourishing orchards, thriving vegetable gardens and gums trees, approximately 6-acre property with everything you desire to live out your tree change. Take the time to discover all that is on offer, with a vast selection of vegetables and different fruit trees, it really would be effortless to live very comfortably off the goods that this property produces. This beautiful single story brick home would suit those green thumbs or looking to upsize. The kitchen has been recently renovated, complete with Caesarstone benchtops and a generous sized gas oven and cooktop. Enjoy 2 living spaces, one with a woodfire set in sandstone. The home is bathed with natural light. The open plan living space has also been freshly painted, which complements the kitchen, split system air conditioner for year round comfort. Your outdoor living will be enjoyed under a generous covered entertaining area and a verandah wrapping around the entire home. Extra features:- APPROVED DA: 4 BED DWELLING WITH ALLWORTH HOMES- APPROVED DA: 20M X 9M SHED- Perm rental appraisal \$700 per week- Remote control entry gates- Generous size 2 car shed (Detached)- Fenced vegetable gardens and substantial orchards - Solar Panels- Dam- Chook run- Zoned R5 large lot residential- Fully fenced property 13 minutes to Jervis Bay Marine Park and Nowra where you will find an abundance of cafe, shops, restaurants, doctors and services. Just over an hour's drive to Wollongong, 40 minutes to Ulladulla and 27 minutes to Sussex Inlet. You must take the time to discover all that 47 Watt Road has to offer.