

53 Ptolemys Access, Collombatti, NSW 2440



Sold Lifestyle

Tuesday, 26 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 57 m2

Type: Lifestyle



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Contact agent

Now here's a property that ticks a lot of boxes and make the whole family happy: neat tidy home, second bathroom, some grazing/some bushland, fenced, power, water, accessible to State Forest. Now that's a hard mix to find. Here has been heaven for this retired city slicker who craved some country life after the hard slog in Sydney for decades – out here where it's quiet, where he could have his animals and bushland bliss, yet live very comfortably in a neat, modern home of conveniences! Just a beautiful 25minute drive to find this home along a quiet no-through road with only two neighbours past you. Having thousands of acres of State Forest as your direct boundary, this is a horse riders/motor-bikers dream! So buy 142acres and get another 4000acres for free so to speak. The property produces some wonderful millable timber, it was logged a few years ago for poles and maybe in 10 to 15 years you can log for poles again – but certainly plenty of timber there for fencing and building purposes (PLENTY). I personally tell people, "Land is my investment property and timber is my best tenant! You never hear from them, there's no property management fees, no maintenance, no book work to do and you actually do realized a better return year on year!" Plus, timber forests are beautiful to explore and produce fire wood for the winter - money in the paddock! However, this property also ran 15-20 head up until a few weeks ago – so you can have all your animals and your magical timber forests all here! - 57.6Ha. (142Ac) – Creek Frontage and State Forest Boundary.- Lovely Hardiplank home with iron roof/brick piers.- 3 bedrooms, 2 bathrooms- Lounge, dining, kitchen, study area, front and rear verandahs.- Tidy kitchen: electric stove/oven, range hood, dishwasher, breakfast bench.- En-suite & walk-in robe to main bedroom + RC air con.- Built-in robes to other bedrooms (the 2nd bedroom has RC air con as well).- Slow combustion fire & RC air conditioning in lounge room.- 12-panel solar pva.- Austar, NBN, phone line.- Fully fenced - 4 paddocks.- Creek, 2 dams, 4 water tanks- 30% cleared (could easily be more if you like), balance good timbered forest.- 2 x 20' storage containers- 25minutes drive from Kempsey, approx. 13km gravel road. Get your boots on and come and explore this Aussie delight. If you are sourcing a mortgage, than please check with your bank whether they will lend you on this 'size' of the land. Call us any day, anytime.