

# 541 Warraba Road, The Branch, NSW 2425



## Other For Sale

Thursday, 7 March 2024

541 Warraba Road, The Branch, NSW 2425

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 48 m2**

**Type: Other**



Ricky Briggs

0400312136

## AUCTION IF NOT SOLD PRIOR

Welcome to your rural paradise nestled among picturesque landscapes! This stunning farm offers a truly enchanting retreat with panoramic views of lush pastures that stretch as far as the eye can see, creating an idyllic setting for pastoral living. Situated on the banks of The Branch River, this property boasts not only breathtaking scenery, it has direct access to serene waters, perfect for fishing or simply enjoying the soothing sounds of nature. Whether you're an avid angler or a nature enthusiast, this riverside sanctuary promises endless opportunities for outdoor enjoyment. Step inside the charming farmhouse and be greeted by the warmth of natural light streaming in through every window, offering captivating vistas of the surrounding countryside. Each room offers a unique perspective of the rich pastures, inviting you to savor the beauty of your surroundings from the comfort of your own home. The farm itself is a haven for cattle, with sprawling pastures providing ample grazing space for livestock. Whether you're a seasoned or aspiring farmer, this property presents an exceptional opportunity to cultivate a sustainable lifestyle amidst the bounty of nature. With its perfect blend of rural charm and modern comforts, this property epitomises the ideal lifestyle, offering tranquility and unparalleled natural beauty. Escape the hustle and bustle of city life and immerse yourself in the serene ambiance of country living at its finest. The Features:- Land size 48.49 ha | 119.82 acre- 3 bedroom | 2 bathroom | single carport home- 4 bay machinery shed (2 closed, 2 open bays) - Workers hut / storage facility (requires renovation)- Good fencing right round - High arability with rich pasture perfect for cattle- 6 Paddocks - 6 dams - 4 x large water tanks off house and shed - Loading yards | Ramp | Crush - Direct access to The Branch River- Zoned RU2 - Rural Landscape The Location: The Branch is a suburb located between Stroud and Karuah with an easy 20 minutes drive in either location. Karuah hosts an entry point approximately 20 minutes to the M1 Motorway. The nearby suburb of Booral hosts your township shops and local school. Welcome home to your own slice of rural paradise!