

70 Figtrees Road, Calliope, NSW 2462



Lifestyle For Sale

Friday, 26 April 2024

70 Figtrees Road, Calliope, NSW 2462

Bedrooms: 4

Bathrooms: 1

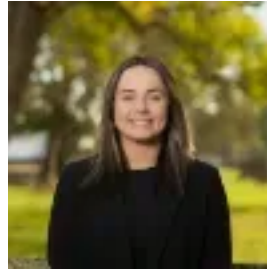
Parkings: 1

Area: 62 m2

Type: Lifestyle



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AUCTION

Auction Details: Wednesday 22nd of May 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Nestled on an approximate 155 acres property and conveniently located just 15 minutes from Grafton's CBD, 70 Figtrees Road, Calliope is set to sell on the 22nd of May, providing an ideal opportunity for those seeking a blend of rural tranquillity and easy access to town amenities. Properties of this size and location are tightly held and typically passed down through generations, making this a once in a lifetime opportunity for just one lucky purchaser. The residence boasts four spacious bedrooms, each offering serene rural views, ensuring a peaceful retreat for family and guests. The bathroom features a stylish claw foot bath, perfect for relaxing soaks after long days spent outdoors. High ceilings and polished timber floorboards run throughout the home, enhancing the airy and inviting atmosphere. The kitchen is well-appointed with extensive bench space, including timber bench tops, a breakfast bar, and offers views over the sweeping paddocks. It connects seamlessly to the dining room, making it ideal for family meals and entertaining. Comfort is maintained year-round with two air conditioning units strategically placed within the home. Please refer to the floor-plan provided for an understanding of the layout. The property spans 155 acres of grazing land, comfortably accommodating up to 80 breeders, and includes three cattle troughs supplied with town water and one dam. The house yard is fully fenced perfect for kids and pets while the entire boundary is also fenced. Storage needs are well met with several farm sheds available on the property for ample storage. Overall, this property is a great mix for those looking for a lifestyle upgrade and/or with an interest in primary production. Notable features include: Approximately 155 acres- 4 bedrooms- 1 bathroom- Air conditioning - 1 x dam- 3 x cattle troughs with town water- Can run up to 80 breeders- Farm shedding This property is more than just a home; it is a lifestyle choice, offering a serene and fulfilling rural life with all the necessary amenities for a successful agricultural venture. Whether you're managing stock or enjoying one of the Clarence Valleys most sought after regions, this home combines functionality and tranquility in a way that is hard to find. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.