

# 700 Cemetery Bend Road, Tyringham, NSW 2453

openhonline

## Sold Acreage

Thursday, 26 October 2023

700 Cemetery Bend Road, Tyringham, NSW 2453

Bedrooms: 4

Bathrooms: 2

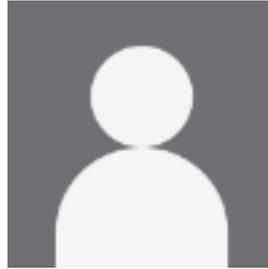
Parkings: 4

Area: 4 m2

Type: Acreage



John Simon



Joel Northcott  
0417252888

**\$840,200**

TOP FIVE;\* Vegetable gardens and self sufficiency\* Huge wrap around north facing verandah\* Extensively renovated bathroom and kitchen\* Massive shed/hobby workshop\* Secluded, magnificent swimming holes 300m away TELL ME MORE; Tyringham.....one of those undiscovered gems. This home is secluded, manageable and serene. Fruit trees and vegetables gardens set on 10 acres..... enough land to create self-sufficiency. The soil here is deep and the lay of the land perfectly harnessing a northerly aspect and pleasant gradient. A private, small piece of paradise. The buildings have been designed for ease of use and low maintenance. The 200m<sup>2</sup> main house has a massive wrap around verandah totaling 335m<sup>2</sup>...sit and watch nature. A plethora of bird life and other native fauna. Open your mind and step inside the huge living room. The big fireplace will keep you warm on those cooler winter nights, flowing through to your completely renovated kitchen. Conveniently positioned at the heart of the home. All bedrooms are well sized, light and bright. There are two bathrooms, one thoughtfully planned and huge, the other a two way beautifully renovated ensuite style. The shed can only be described as a hobbyists retreat....a handy persons paradise! For young families, the school, only a few minutes away is fantastic. Grafton, Coffs Harbour and Armidale are just over an hour away. A small fuel stop and general store is located a few minutes up the road. Adjoining the property is one of the most beautiful water holes we have seen. Turtles and platypus swim and soak up the warmth. It's all yours to enjoy.\* Local primary school \* Bus to Dorrigo schools, small local store /petrol\* Fire station near by \* Local community center/events\* Crown-land & small water fall & water hole next door\* Elevated 10 acre block 75% cleared, many large trees\* Wallabies , plenty of bird life\* Includes a large tractor\* Large powered shed \* Carports x 4\* 2 small sheds \* Garden shed\* Large green house\* 3 rain tanks 22,500Ltr , 5,000Ltr ,3,000Ltr \* Toilets trickle flow from top rain tank which can be topped up by pump near river\* Septic tank\* 3 double french doors to verandah\* Wrap around verandah 3 sides\* Large open plan living / kitchen area\* 4 bedrooms\* Built in robes\* Double vanity in both bathrooms \* 3 private toilets\* Storage galore\* Deep bath

DISCLAIMER: We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.