

# 77 Caparra Road, Wherrol Flat, NSW 2429



## Lifestyle For Sale

Thursday, 9 May 2024

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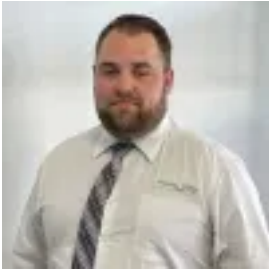
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 9 m2**

**Type: Lifestyle**



Kayne Tisdell  
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## New to Market

Escape to your slice of rural paradise with this enchanting property, spanning 24 acres of picturesque landscape nestled alongside the serene Caparra creek. Welcome to your 9.7Ha (24 Acres) estate, where tranquility meets endless opportunity.

**Property:** Indulge in the serene ambiance of rolling hills and lush alluvial creek flats, spanning approximately 15 acres, complemented by a spring-fed dam ensuring a steady water supply. Dive into the clear swimming holes dotting the pristine creek, offering a refreshing escape on warm summer days. Across the road, discover ample camping space, accessible for vans and campers, creating the perfect setting for unforgettable gatherings with friends and family.

**Home:** Enter a newly built, sun-soaked home crafted by a renowned local builder. Revel in panoramic rural views from the expansive open-plan layout, featuring a charming fireplace and ducted air conditioning for year-round comfort. Embrace your inner chef in the well-appointed kitchen, equipped with top-of-the-line appliances and a separate butler's pantry. With four spacious bedrooms, including a luxurious master suite, there's ample space for the whole family to unwind. Gather on the sprawling outdoor patio for unforgettable moments against the backdrop of endless fields.

**Lifestyle Features:** Convenience is key with a spacious double garage, water tanks holding 70k Litres, 7.8kw solar power, and an eco-friendly septic system. Delight in the established orchard boasting a variety of citrus, stone fruit, and tropical trees, alongside raised vegetable gardens, epitomizing the essence of country living. Plus, a large chicken coop awaits your feathered companions.

**Income Opportunities:** Unlock exciting income streams with approximately 2000 Christmas trees poised to yield around \$200k upon maturity. Additionally, the property can support approximately 10 breeders during peak seasons, with 5 currently hosted. Venture into the realm of Hipcamp-style setups, offering a unique avenue for exploration and adventure.

Experience the epitome of rural luxury and endless possibilities with this exceptional property. Schedule a viewing today to experience the tranquillity and beauty of this pristine rural escape firsthand. Don't miss your chance to own a piece of paradise – call Kayne Tisdell today on 0410402690

- Spectacular rural property on 9.7Ha (24 acres)
- Bordered by the clear blue Caparra creek with deep swimming holes
- Approx. 15 acres of fertile grazing creek flats
- Modern home by local Master builder
- Expansive open plan living area with fireplace
- Three water tanks with a total capacity of approx 70,000 litres, an envirocycle type septic system and a 7.8 KW solar power system.
- Gourmet kitchen with Top end appliances
- Luxurious master suite with walk-in robe and 3 other sizable rooms with built in robes and 2 with built in desks
- Covered outdoor entertaining area overlooking the beautiful scapes of the surrounding area

Please note that while every effort has been made to accurately represent the features and amenities of the property described in this advert. Prospective buyers are encouraged to conduct their own inspections and assessments to verify the details provided. We do not guarantee the accuracy or completeness of the information presented herein.