

# 8040 Bruxner Highway, Tabulam, NSW 2469



## Sold Livestock

Thursday, 2 November 2023

8040 Bruxner Highway, Tabulam, NSW 2469

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 16 m2

Type: Livestock



Luke Bodley

**\$749,000**

Welcome to an incredible opportunity to own a sprawling 40-acre farm that combines affordability with natural beauty. Located just 40 minutes from Casino and a mere 1 hour and 30 minutes from the Ballina/Byron airport, this idyllic property offers extensive hardwood timber features that make it a true gem. **Property Highlights:** **Affordable Acreage:** This budget-friendly 40-acre farm is an excellent investment in rural living. **Low-Maintenance Land:** The property's 40 acres, easy to maintain, making it a practical choice for those seeking a manageable farm. **Enhanced Infrastructure:** Enjoy the benefits of all-new fencing and a set of steel cattle yards, which enhance the property's functionality. **Natural Water Sources:** 3 dams provide ample water supply for the farm, ensuring that your agricultural needs are met. **Charming Homestead:** **Fully Renovated:** The property boasts a charming 3-bedroom homestead that has undergone a complete renovation. Grand timber wrap-around verandas add character to the home. **Modern Amenities:** Inside, you'll find a new kitchen and bathroom that have been meticulously updated to perfection. **Additional Features:** **Machinery Shed:** A spacious machinery shed with a storage loft offers a convenient workspace for various projects. **Dog Pens:** Ideal for working dogs. **Chicken Coop:** A large chicken coop on the property provides farm-fresh eggs right at your doorstep. **Water Storage:** Adequate water storage is in place to ensure your daily needs are met. **Immaculate Gardens:** The property is adorned with immaculate gardens, creating a delightful atmosphere. Discover the charm and potential of this affordable 40-acre farm, complete with extensive hardwood timber features. Don't miss out on this unique opportunity to make rural living a reality. Your dream farm awaits here.