

**805 Lower Kangaroo Creek Road, Coutts Crossing,  
NSW 2460**



**House For Sale**

Wednesday, 10 January 2024

805 Lower Kangaroo Creek Road, Coutts Crossing, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 5 m2**

**Type: House**



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John Cameron  
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## AUCTION

Auction Details: Saturday 3rd February 2.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* 805 Lower Kangaroo Creek Road sprawls across approximately 15 acres, offering a tranquil rural lifestyle just 20 minutes from Grafton's CBD. Those in the market for lifestyle properties know the lack of supply and the high demand. With our sellers instructions being extremely clear, do not miss your chance here as we are selling at auction. The low set brick home exudes a welcoming atmosphere with its three comfortable bedrooms all with built-in robes and two well-appointed bathrooms. The heart of the home is the open plan living/dining/kitchen area, where a cozy fireplace and a split system air conditioner cater to all seasons. Accompanying the main residence is a detached granny flat, complete with a bathroom, kitchenette, workshop/storage space and carport, offering versatility whether for guests, a home office, or additional income. Both dwellings are set back from the road, offering great space and privacy from neighbouring properties. Please refer to the floor plan provided for an understanding of the layout. Water resources are abundant, with three substantial water tanks and a private dam, providing an excellent supply for both household and land maintenance needs. The swimming pool promises endless family fun and relaxation during the warm summer months. Functionality extends outside with further shedding that includes a double carport for additional vehicle storage and a handy garden shed for tools and equipment. The wrap-around verandah is not only aesthetically pleasing but also provides a shady retreat to enjoy the panoramic views of your expansive property. Notable features include:- 15 acre block (approx.)- 3 bedroom, 2 bathroom home- 1 bedroom, 1 bathroom granny flat- 5 kw solar system- 3 x water tanks- Raw water connection- 1 x dam- Swimming pool This idyllic homestead offers a blend of relaxation, sustainability, and convenience, making it a highly sought-after haven for those seeking a peaceful country life with the convenience to town. Please declare your interest and prepare for auction day. Contact Jake Kroehnert & John Cameron from Ray White TKG on 0409 377 181 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.