

# 86 Hartleys Road, Karangi, NSW 2450

## Acreage For Sale

Friday, 3 May 2024

86 Hartleys Road, Karangi, NSW 2450

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 6**

**Area: 22 m2**

**Type: Acreage**



David Small

0266521144

## Buyers Guide \$1,980,000

Privately situated riverfront property in the highly sought after Orara Valley hinterland, 'Hidden Valley' is located only minutes to Karangi public school, and an easy 20-minute drive from the Coffs Harbour City Centre. The Orara Valley has long attracted families and couples seeking an exceptional lifestyle in a thriving country community. Two master-built, brick dwellings, separated by a difference in floor levels and connected by a covered breezeway, provide a choice of living options for extended families, or income from holiday letting. Each home features generously sized verandahs offering additional outdoor living spaces with wonderful views over the property towards the Orara River. Meandering through the front portion of the property, the river delivers a constant source of fresh water and provides a delightful place to swim. Lush, grassed riverbanks and shade from stands of native oak trees, create the perfect settings for picnics. The well-maintained property features quality grazing paddocks on river flats with post and rail fencing, plus elevated paddocks within view of the homestead, perfect for maintaining horses or cattle. Adjoining the super-sized double carport, the first dwelling combines striking timber features throughout, with soaring ceilings and clever lighting, creating an impressive and luxurious, self-contained one bedroom, one bathroom apartment. The original home features a large open plan kitchen and dining room, walk-in pantry, plus servery to the outdoor entertaining area; three spacious bedrooms, one with an ensuite bathroom; large family bathroom with separate toilet; a generously sized living room with high ceilings and a combustion wood fired heater to provide a lovely warm ambiance in winter. Additional features include - Lock up 4 bay steel shed Concrete driveway from property entry to shed, carport and homes Solar hot water systems to both homes Wetbacks installed on both fireplaces, ensuring hot water all year round Solar power system with Tesla battery storage Connected to the grid with 3 phase power Electric bore pump on timer fills tank on hill which gravity feeds to troughs Fully fenced; water troughs; stable & tack room. Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.