

443 Bootawa Road, Bootawa, NSW 2430

Acreage For Sale

Wednesday, 19 June 2024

443 Bootawa Road, Bootawa, NSW 2430

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 8 m2

Type: Acreage



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NEW TO MARKET

Come live your dream on this stunning 8.98 hectare (22.2 acre) property, This delightful property is perfectly set up for the horse lover, though the horse facilities can be easily adapted for other uses if you desire. Featuring a beautifully designed 4-bedroom split-level home with 400 sqm of living under roof, 4 bedrooms, 2 bathrooms, 2 living areas, 4 bay garage, horse stables, all-weather arena, roundyard, open fronted machinery shed, ample water plus dams. Home Features 400sqm:

- Living Areas: Two separate spacious living areas, each with cozy wood fireplaces and reverse cycle air conditioners for year-round comfort.
- Kitchen: Hardwood kitchen with a dishwasher and ample storage and practical layout perfect for preparing family meals.
- Bedrooms: - Master suite with a walk-in robe, ensuite, and private access to the verandah. - Three additional bedrooms with built-in robes. - Bedroom 4 located at the opposite end from the Master, with private entrance to the veranda, perfect for a home office or guest suite.
- Bathrooms: Large 3-way main bathroom and an additional separate toilet.
- Outdoor Living: Expansive covered decking front and rear for outdoor living, a BBQ area with fire pit, perfect for entertaining.
- Pool: Inground 12m saltwater pool for relaxation.
- Garage: Four-bay Colorbond garage with a concrete floor, power, and lighting.

Property Utilities:

- Serviced by tank water, a septic system, and solar hot water, ensuring sustainable living.
- WATER is of an abundant water supply with 62,000 litres across 3 tanks, 3 dams - Main dam approx. 40M x 30M x 5M at deepest point with Honda firefighting pump and windmill for water transfer to house. 2 smaller secondary dams in separate paddocks, Automatic water stations to 4 paddocks with underground supply from dam filled tank, Automatic water station to poultry yard, underground water supply from dam to 6 external taps, one external tap connected to rainwater tank.

Horse Facilities:

- Horse Stables: With Four 4m x 4m boxes with an automatic watering system, separate tack and feed area, and a 2000L water tank connected to the dam.
- Riding Arena: All-weather 60m x 50m horse riding arena, perfect for training and exercising horses.
- Round Yard: 20m steel round yard with rubber lining and sand filling, featuring external water access for horse washing.
- Poultry Yard: Two poultry yards with secure housing, automatic watering, two additional isolation sheds

The Property Area: 8.98 hectares (22.2 acres) comprises of a scenic blend of predominately grazing acres with natural bushland along property boundaries providing privacy and a haven for wildlife and birds. Nestled in the tranquil countryside of Bootawa on the Mid North Coast of NSW, within 10 minutes drive to Wingham, 20 minutes drive to Taree and less than a 30 minute drive to the beach. This property offers a peaceful retreat while still being conveniently accessible to local amenities. Enjoy the best of both worlds with serene rural living and the convenience of nearby shops, schools, and services. This exceptional property offers an idyllic blend of luxurious living and superior equestrian facilities, making it the perfect haven for horse enthusiasts and families. Whether you're enjoying the spacious living areas in the beautiful country home, relaxing by the saltwater pool, or training your horses in the all-weather arena, this stunning property offers amazing infrastructure with every detail thought of and everything you need for a fulfilling lifestyle at 443 Bootawa Road Bootawa. We look forward to welcoming you! Don't miss this rare opportunity! For more information or to schedule a private tour, please contact Vicki Walker on 0400 253 485

Note: The information we have obtained are from sources we believe to be reliable. However, we can not guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.