37 Angus Drive, Failford, NSW, 2430

House For Sale

Friday, 30 August 2024

37 Angus Drive, Failford, NSW, 2430

Bedrooms: 5   **Bathrooms: 3**   **Parkings: 4**   **Type: House**

Darren Rice
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Flawless Property With Granny Flat

Set on arguably one of the most desirable blocks within Failford's Bullocks Run Estate, this 2018 built home offers the absolute works for any small acreage home. With no rear neighbouring property, this home is perfect for those seeking a private setting within an immaculate community. Sitting just 1km from Wallamba River boat ramp and 15 minutes from Tuncurry Rockpool, this home is an absolute must see.

- Built 2018 this steel frame construction
- North to rear aspect with no rear neighbour
- All internal and external walls are fully insulated (every wall that is),
- Ceiling void is double insulated
- Ducted air conditioning
- Garages with a resin fleck finish
- Gas heating
- Gas cooking and water heating
- Wi-Fi security system
- 6Kw solar system with a 5k inverter
- Approx. 1000m2 of grassed area (with Wi-Fi irrigation),
- Wi-Fi transfer system from home to barn
- 6m wide gravel driveways throughout the property
- Four large above ground vegetable gardens plus many fruit trees scattered around the property
- Two bore water systems
- 4 rainwater tanks, each with working pumps totalling 17,000 litres
- 8Kva generator
- 10m x 5m x 3.2m carport

Property Details:
Council Rates: $753 per quarter
Land Size: 4016 square metres approximately
Rental Potential: $680-$720 per week

This is certainly not one to be missed! Please contact Darren Rice on 0421 484 874 for further information, or to schedule a private inspection.

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