

107 Namoi River Road, Manilla, NSW 2346



Lifestyle For Sale

Wednesday, 10 July 2024

107 Namoi River Road, Manilla, NSW 2346

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 12 m2

Type: Lifestyle



Patrick Purtle

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Michael Purtle

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\$835,000

A rare opportunity for you to secure your dream property is about to become a reality.* Located approx 1.4km from the township of Manilla set on 12.14ha*Perfectly positioned home offers three generously sized bedrooms, all have built ins, the master offers a spacious walk in robe and tastefully decorated ensuite, all of the three bedrooms have their very own private patio.*There is a separate sitting room located off bedroom two, ideal for a parents quiet area or office.* The spacious main bathroom is positioned at the rear of the home with standalone shower and bath.*For those who love to cook the well appointed kitchen will not disappoint, equipped with Island bench and stone bench tops, electric oven, stove top and dishwasher. An abundance of storage is provided with the double pantry, overhead and below bench tops cabinetry.* The generously proportioned open plan lounge and dining is impressive, opening onto the front verandah with stunning rural views. * All seasons are well catered for with wood heating in the lounge room, split systems in all of the bedrooms and lounge area, ceiling fans throughout the home. * Entertaining is made easy for you, separate to the home you will find an outdoor kitchen, overlooking the fully decked swimming pool and entertainment / games room, could also be a fabulous guest house.* The 12.14ha of land comprises of mountain side and flat land, ideal for the horse enthusiasts.Other features include double garden shed, greenhouse, three storage containers and four vehicle carport with a hydraulic two post hoist. Two dams,104 000 litre tank.The residence is framed with established gardens and lawns with a fabulous rural aspect.Providing a retreat from City life and an opportunity to live the rural dream 107 Namoi River Road, Manilla is the perfect place to call home.