

34 Nalah Park Place, Woodstock, NSW 2793



Lifestyle For Sale

Sunday, 23 June 2024

34 Nalah Park Place, Woodstock, NSW 2793

Bedrooms: 3

Bathrooms: 1

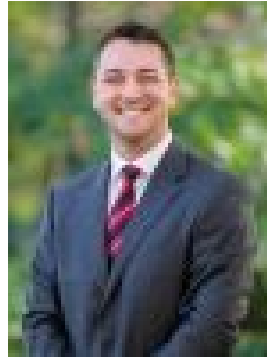
Parkings: 2

Area: 2 m2

Type: Lifestyle



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\$580,000

Are you searching for a true lifestyle change? This property is set on a spacious 6.8acre block with secure fencing throughout. The land is divided into two paddocks and a house block with ample established fruit trees and infrastructure. With 20 years of ownership approaching, now is the time for the current owner to move on, providing you an opportunity to secure this affordable lifestyle home. Main Dwelling Features • Three bedrooms (two with built in robes) • Combined open kitchen, living & dining area • Family bathroom with shower, bath and toilet • Internal laundry with three linen cupboards • Split system a/c in main bedroom & living room • Wood combustion fireplace in the living room • Ceiling fans equipped in all three bedrooms • Enclosed rear entertaining area with windows • Separate covered patio with concrete slab • Enclosed front veranda

Grounds & Infrastructure • Fenced house yard • 2 x fenced paddocks • Double lock up garage (7x6m approx.) • Shed/workshop with power (12x7m approx.) • Large secure animal enclosure with concrete slab • Attached chook yard (feed included) • Separate garden shed & wood shed • Established fruit trees throughout • Veggie gardens (not established)

Water • 2x 5000gal water tanks servicing the house • 4x 5000gal water tanks for the grounds • Numerous smaller water tanks throughout

Services • Instantaneous gas hot water system (LPG) • Satellite NBN internet available • Mobile phone reception • Septic system installed • No council waste removal

Location (approximately) • 20 minutes to Cowra • 1 hour 15 minutes to Bathurst & Orange • 2.5 hours to Canberra ACT • 4 hours to Sydney

Other Information • Property ID: Lot 28 DP 853626 • Zoning: RU1 Primary Production • Land Rates: \$473.71 per annum

Inspections by private appointment. Contact listing agents to arrange your inspection or to request a copy of the contract of sale. Adam Gambrell 0417 533 453 adam.gambrell@elders.com.au Caley Mok 0437 007 303 caley.mok@elders.com.au

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.*approximately