

Lot 90, Possum Springs Road, Merriwa, NSW 2329

Raine & Horne
Commercial

Lifestyle For Sale

Friday, 24 May 2024

Lot 90, Possum Springs Road, Merriwa, NSW 2329

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 60 m²

Type: Lifestyle



Jay Sheffield

Price Guide \$750,000 - \$790,000

The Home An impressive homestead recently improved with new carpet, hard flooring in living areas, freshly painted throughout, roller blinds, lighting and ceiling fans. Your family will take comfort in the large bedrooms, formal lounge and dining area with brand new slow combustion fire and an informal lounge and casual dining area. A converted garage offers the potential for a games room or man cave, however with the roller door still in place, the choice is yours. • 4 Large Bedrooms all with built-ins • Main bedroom features a large ensuite with bath and a split system air-con unit • High 2.7 meter ceilings • Private study with direct outdoor access • Multiple living areas • 3-way main bathroom and additional toilet in laundry area With a balcony that wraps the home and a good-sized house paddock with hinge joint fencing, spending time outdoors with your pets and family is both peaceful and safe. This is further complemented with approx. 10 acres of lightly undulating arable land surrounding the house paddock. Power? No need to worry, the home has mains power connected. The Land A true opportunity for those looking to get into farming with a great near level rear fenced paddock of approx. 80 acres that also features a dam. A good mix of timber sprawled across the property will provide for those cooler months for many years to come, this truly is a unique opportunity not to be missed. The entire land holding is virtually fully fenced with further internal fencing also a feature. With a total of approximately 150 acres, this property offers the best of both worlds catering for the nature loving and adrenalin seekers as well as the aspiring farmer. Located only 20 minutes from Merriwa town centre. *Agent Declares Interest For Sale by Upcoming Auction Scheduled for 26/06/2024 Price Guide: \$750,000 - \$790,000 We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.