

200 School Lane, Southgate, NSW, 2460



Rural For Sale

Tuesday, 3 September 2024

200 School Lane, Southgate, NSW, 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Rural



Toby Power
0417696564

Perfectly Balanced Lifestyle Opportunity

Escape to the serene countryside with this exceptional 4.18ha (10.3 acre) property, perfectly situated just 12 minutes from Grafton and 16 minutes from Lawrence. This fully fenced estate, thoughtfully divided into four paddocks, offers a unique blend of modern comfort and rural tranquility.

The property is well-equipped for livestock, with three paddocks that have comfortably supported a hobby cattle capacity. Essential utilities are all in place, including town water, a septic system, and mains power. The convenience of a school bus stopping right at your doorstep makes this location ideal for families.

A standout feature of this property is the expansive 6-bay shed, providing ample space for vehicles & equipment, and is already fitted with a workshop. The shed also includes a dedicated lean to storage area, previously used as a sanctuary for new calves, and storing hay. Adjacent cattle yards are perfectly sized for the property's scale, ensuring easy livestock management. Additionally, the property boasts a dam and a half, enhancing its agricultural potential.

The centerpiece of this estate is a beautifully maintained, 13-year-old G.J. Gardener home. This low-set residence features four spacious bedrooms, two modern bathrooms, and multiple living areas designed for comfort and style. The open-plan kitchen, living, and dining spaces are complemented by a butler's pantry, making it perfect for both everyday living and entertaining. Modern fixtures, two split system air conditioners, and a cozy wood fire add to the home's appeal.

Outdoor living is equally impressive, with a large enclosed entertaining space featuring a built-in barbecue and pizza oven. Wrap-around verandas offer endless opportunities to relax and take in the stunning country views. A concrete slab fire space adorned with ambient hanging lightbulbs, lifestyle pergola, and a permanent arbour with a charming wooden seat complete the outdoor experience.

This property truly offers it all a perfect balance between size, proximity to amenities, and modern improvements. Whether you're looking to embrace a rural lifestyle or expand your agricultural pursuits, this is an opportunity not to be missed.

To register your interest, give Toby Power a call on 0481 130 950 or register your interest with tobyp@doughertyproperty.com.au.

AGENT DECLARES INTEREST

Disclaimer: 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.