

**225 Chain O Ponds Road, Collombatti, NSW, 2440**



**Rural For Sale**

Friday, 16 August 2024

225 Chain O Ponds Road, Collombatti, NSW, 2440

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: Rural**



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## **TWO CREEKS, TIDY HOME + GRANNY FLAT, TAR ROAD, TEN MINUTES TO TOWN - 7.78Ha. (19.22Ac)**

Where country life and town life blend oh so perfectly together! No wonder this little pocket on the western side of Kempsey is taking off with new builds.

Yes, it helps to have tar sealed road and be able to duck into town. It helps when the kids need to get to after school work and sport, or when you need to get to work every day and keep the fuel bill as low as possible.

But what is extra nice about this particular property is that when people do drive past on the tar road that they can't see the house -off the road, quiet and private, even safer for your kids and fur babies.

10minutes west of Kempsey you find the gateway entrance, a tree-lined driveway - once you enter, there's clear open pastures either side, and a little further on, the scene opens up: a house, granny flat, in-ground pool, shed, another shed and then the big dam just beyond! Wow, what a lovely surprise.

You walk down past the dam where you'll find a pretty little creek (Chain O Ponds) walk up a little rise and wow again, you find a beautiful big flat paddock dotted with majestic trees, bordered by big trees that wrap the paddock in privacy. You investigate more to find the paddock fully bordered by another creek (Christmas Creek).

And then there's an irrigation sprinkler in the middle of this big back paddock - it goes all the way back (underground) to the big dam...then you find there's an electric pump on the dam that feeds the line to the back paddock and 8 other taps around the house area. Wow, that's gold.

Such a great location to live - 10 minutes to town, tar road!

- 2 Creeks - one running through, one bordering
- Neat tidy home: Colorbond cladding and roof, concrete slab.
- Council Approved Granny Flat - lined, tiled and at lock-up (just needs kitchen and bathroom cabinets and taps etc).
- 2 bedrooms, 1 bathroom, 1 garage attached, 1 carport attached
- Home features: 3rd room used as a storage room, open-plan living, huge front verandah, solid timber kitchen and a bathroom/laundry you could have a party in, covered/shaded rear 'beer garden', reverse cycle air conditioning (in living and main bedroom), slow combustion fire (in living), ceiling fans (bedrooms), built-in robe (in main).
- In-ground pool - yep, no fence (selling as non-compliant)(we will leave it up to you to do your own type of fence)
- 3-bay machinery shed: 10.5m wide x 7m deep
- 3 water tanks: 1 x 9,000L + 2 x 22,000L
- Dam with electric pump to 8 taps.

Yipppeeee, get onto it.Call any day/anytime