

**43 Khan Rd, Gurrang, NSW, 2460**



**Rural For Sale**

Thursday, 10 October 2024

43 Khan Rd, Gurrang, NSW, 2460

**Bedrooms: 3**

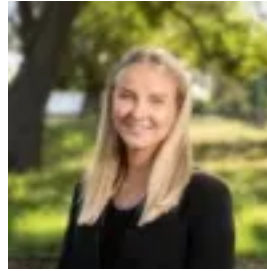
**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Jake Kroehnert  
0411321920



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## MAKE IT YOURS - SELLING UNDER THE HAMMER

### Auction Details:

Wednesday 6th of November 6.00pm

Grafton District Services Club

\*Building & Pest Inspection Reports Available Upon Request\*

Located at 43 Khan Road, Gurrang, this expansive property spans over 253 acres and offers a unique dual dwelling setup, making it a compelling acquisition for homeowners and developers. This rare offering is set to be sold under the hammer on the 6th of November, providing an excellent opportunity to own a substantial parcel of land with significant developmental potential. Limited only to a buyer's requirements and imagination - this property offers everything. Don't miss your chance here - we have been instructed to sell under the hammer.

The 253 parcel is made up of two dwellings and a great mixture of timbered and open country. The size of the block as it stands allows for a subdivision to occur, leaving the subdivided block with a building entitlement.

The first dwelling, a charming cottage located at the forefront of the property, offers comfortable living with a one-bedroom, one-bathroom layout. This compact and comfy abode is enhanced by an open plan kitchen and dining room that flows seamlessly into the living area, equipped with a reverse-cycle air conditioner for year-round comfort. The living space extends outdoors onto a quaint back verandah, overlooking the well-maintained grounds and an inviting inground swimming pool, perfect for relaxation. Adjacent to this cottage is a practical double garage, adding to the convenience this setup offers. Please refer to the floor-plan provided for an understanding of the layout.

The second dwelling, positioned toward the middle of the property comprises two bedrooms and one bathroom. This residence is equipped with a standalone solar system, currently in need of some attention, offering a great project for those looking to integrate sustainable living solutions. Both homes are serviced by four water tanks and are positioned strategically to make the most of the natural resources on the property.

The land itself is a blend of cleared areas around the first dwelling and fenced paddocks that are ideal for horses, with untouched natural bushland encompassing much of the property. Sportsman's Creek meanders through the estate, adding to the picturesque and tranquil setting. The property also includes multiple dams and a large water hole.

### Notable features include:

- Approximately 253 acres
- 1 bedroom, 1 bathroom dwelling
- 2 bedroom, 1 bathroom dwelling
- Double garage
- 4 x water tanks
- Access to Sportsmans Creek
- Multiple paddocks
- Multiple dams and water sources
- 25 minutes to Grafton

This offering is set to sell under the hammer on the 6th of November, presenting a unique opportunity to acquire a sizeable property with significant potential. Whether looking to inhabit, rent out, or further subdivide, this property promises versatility and value in a sought-after rural setting, just 25 minutes from Grafton. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection.

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.