

76 Wattle Road, Elong Elong, NSW, 2831



Rural For Sale

Monday, 2 September 2024

76 Wattle Road, Elong Elong, NSW, 2831

Bedrooms: 3

Bathrooms: 2

Parkings: 12

Type: Rural



Andrew Kierath
0268817800

Your Tranquil Escape Awaits - Where modern Comfort Meets Rural Living - Elong Elong.

Escape to the tranquility of 76 Wattle Road, Elong Elong, NSW 2831 where modern comfort meets the timeless beauty of rural living. This quality 3-bedroom transportable house is a modern oasis, featuring a spacious main bedroom with a walk-through robe and ensuite bathroom.

Enjoy bug-free relaxation on the gauzed verandah, perfectly positioned on the Southern side of the house. Inside, the open plan kitchen, dining, and living area create a warm and inviting atmosphere, complemented by a wood burner that efficiently heats the entire house in winter. The good-sized laundry with verandah access adds convenience, and the kitchen boasts gas appliances for modern living. Five rainwater tanks, with a total capacity of 115,000 litres, ensure a sustainable water supply, while a septic system manages grey water discreetly.

The property's excellence extends beyond the main house, showcasing outstanding infrastructure designed for practicality and versatility. A quality 7-bay shed with concrete floors, a steel-framed hay shed by State Wide Sheds, and a well-equipped workshop with solar panels on the roof are just a few highlights. The large fully fenced yard, steel-framed 4-bay carport, and excellent hinge joint fencing with two barbs on boundary and internal fence lines add functionality and security.

Nature enthusiasts will appreciate the mature Grey Box trees scattered across the property, creating a picturesque landscape. Two dams, including a very large dam frequented by the Straw Necked Ibis and various other water birds, add a touch of wildlife to the scenery. The property is divided into four main paddocks with lighter brown sandy soils, offering versatility for different uses. With 60% of the land cleared and the remainder featuring heavy timber, including cypress pine, wattle, and Grey Box, the property is a harmonious blend of open spaces and natural beauty.

Access is made easy with a 150-meter all-weather driveway leading to the house, providing a warm welcome every time you arrive. Enjoy a substantial 580 meters of frontage to Wattle Road, allowing for a sense of space and openness. With a rainfall of approximately 621 mm per year according to the BOM website, the lush surroundings are a testament to the natural abundance of the area.

Strategically located, this rural retreat is only 15 km from Ballimore, 45 km to Dunedoo, and 46 km to the thriving city of Dubbo. For those seeking a balance between tranquility and accessibility, 76 Wattle Road is perfectly situated, being 99 km to Mudgee, 335 km to Newcastle, and 363 km to Sydney.

Embark on a lifestyle of comfort, serenity, and natural beauty at 76 Wattle Road your rural escape awaits.

Feature List:-

Main House

- ☑ Modern 3 bedroom transportable house built by Harnett Transportable Homes (2011 build)
- ☑ Main bedroom with Walk Through Robe and ensuite bathroom
- ☑ Gauzed verandah on Southern side of house, providing bug free relaxation
- ☑ Open plan kitchen, dining & living area
- ☑ Wood burner to heat the whole house in winter
- ☑ Good size laundry with access to verandah
- ☑ Gas appliances in kitchen
- ☑ 5 rainwater tanks with 115,000 litres of capacity
- ☑ Septic system for grey water

Excellent Infrastructure including:

- ☑ Quality 7 bay shed, with concrete floors, 2 bays lockable with roller doors
- ☑ Steel framed hay shed constructed by State Wide Sheds

- ☒ Workshop with roller door, side access door, concrete floor, 2* whirly birds for hot air to escape, solar panels on roof and side awing
- ☒ Large fully fenced yard, with 50mm posts, top rail and heavy duty mesh
- ☒ Steel framed 4 bay carport, 1 bay with concrete floor
- ☒ Excellent hinge joint fencing with two barb on boundary and internal fence lines

Property

- ☒ Mature Grey box scattered across the property
- ☒ 2 dams, including one very large dam frequented by the Straw Necked Ibis and many other water birds
- ☒ 4 main paddocks with lighter brown sandy soils
- ☒ 60% of the property is cleared with scattered timber, while the remainder is more heavy timber including cypress pine, wattle and grey box
- ☒ 150 metre all weather driveway to house
- ☒ 580 metres of frontage to Wattle Road
- ☒ Rainfall of approximately 621 mm per year according to the BOM website
- ☒ Located 15km from Ballimore, 45km to Dunedoo, 46km to the thriving City of Dubbo, 99km to Mudgee, 335km to Newcastle and 363km to Sydney

Please note the following exclusions:-

- * Shipping container
- * Cattle crush, loading ramp
- * Portable yards