

773 Back Kootingal Rd, Kootingal, NSW, 2352



Rural For Sale

Saturday, 31 August 2024

773 Back Kootingal Rd, Kootingal, NSW, 2352

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Type: Rural



Robert Miller

MIXED FARMING RURAL

Introducing a stunning acreage property nestled on the banks of the Cockburn River near Tamworth, NSW. Enticing from the outset, this property offers a spacious modern fully renovated four bedroom home with an in-ground salt water pool that overlooks the covered entertaining area. From the wide country style verandahs that lead to the north facing kitchen and living rooms that have a true country feel, you'll really appreciate the freedom this 33.9 Ha / 83-acre property has to offer. Classic architectural lines are framed by high set ceilings throughout the home giving it a country appeal with old style charm. The open plan kitchen with walk-in pantry is fully equipped with stainless steel appliances and granite bench tops. The spacious lounge room is fitted with a wood heater, perfect for the winter months along with ducted evaporative and reverse cycle cooling for all year round comfort. The family room is separately located at the western end of the home and offers a modern unique design for everyday living and has incorporated an office nook for the business person. Between the main bedroom with ensuite and built in robes and the other generous sized bedrooms, is a spacious bathroom and laundry. Take a step outside and discover what this farm is really about! With 252 megalitres of ground water license and 36 megalitres from the Cockburn River plus nine water tanks, water is no problem. Other infrastructure includes an all-steel hay shed, machinery shed, second machinery/workshop shed and timber and steel livestock yards that are well-equipped to handle cattle, four double bay horse shelters, 23m round yard with sand base. This unique property is divided into 9 well fenced paddocks for excellent stock rotation or farming. A unique lifestyle property that offers the freedom of a mixed farming income - it really is the best of both worlds! Interested - want to see more? Call Robert at Peel Valley Real Estate to arrange an inspection.