

**Yarran 1452 Merriwa Road, Willow Tree, NSW 2339**



**Lifestyle For Sale**

Wednesday, 12 June 2024

Yarran 1452 Merriwa Road, Willow Tree, NSW 2339

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 40 m2**

**Type: Lifestyle**



Stephen Johnston

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## Guide \$1.2M \$1.275M

"Yarran" is a picturesque, fertile and productive 100 acre holding that you can step into without doing a thing. "Yarran" is immaculately presented and has excellent infrastructure that will excite anyone who is looking for a quality rural lifestyle. \* Just 15 mins to Willow Tree and within 1 hour of Tamworth & Scone. Quality schooling options nearby.\* Improvements include a modern country cottage with 3 bedrooms, spacious living/dinning area and a stylish eat in kitchen. The property is air conditioned and heating is taken care of by the wood heater. The large entertainers deck overlooks the fully fenced house yard, ideal for kids and pets to play. In the perimeter of the house yard is an in ground pool and large undercover entertaining area. The huge 4 bay shed is a genuine feature of this property and has been decked out to impress. The cool room and meat house is ideal for the home butcher. There is loads of storage and space for all your gear. The country is a flat to gently undulating 100 acres of predominantly black vertisol soils. With a lovely scattering quality shade trees. "Yarran" has a history of successfully running 40 head of stock. The property would suit cattle breeding, cattle fattening or horses. The fencing is all in excellent order and there is a laneway system feeding into the steel cattle yards. The property is well watered by a reliable bore to troughs. The house is serviced by a 130000lt gal rainwater tank, however the house can also access the bore for extra security."Yarran" is primed and ready for the next owners to step in and enjoy a peaceful, comfortable, productive and relaxed rural lifestyle.