

WOLLOMBI REAL ESTATE

"FOR A UNIQUE LIFESTYLE OPPORTUNITY"

2891 Wollombi Rd,
Wollombi NSW 2325
www.wollombirealestate.com.au



Phone: (02) 4998 3219
Fax: (02) 4998 3281
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Property Description & Information

Property Address: 28 Canning St, Wollombi 2325 **Lot/DP:** 3,6,7/16/759103

Price: \$ 1,500,000 **Map & Grid Reference:** W450630 **Zoning:** RU2 Rural Landscape

Lot Size: 1.927 ha **45 % arable** **Rates:** \$ 3,832 pa **Approved dwelling:** Yes

Aspect: Nth Westerly **Access:** 2WD **Power:** Yes **Phone:** Yes

Creek frontages & Dams etc.: 1 dam **Internet:** Available

Suitability for stock & approx. no.: Couple of horses

Special Selling Features: Location, privacy, mix of bush & cleared, established improvements, low maintenance

Special Conditions: _____

Directions: 1km east of Wollombi Village

Description: Country Comfort at "Windsong"
Perfectly located , elevated 3 bedroom, 2 bathroom brick veneer home with wrap around verandah, sitting on 1.93 ha of the ideal mix of bush and cleared land is looking for new owners. Complemented by a 4 bay colourbond clad shed on a concrete slab this low maintenance and ultimately private getaway sits on the outskirts of the historic Wollombi Veillage presenting you with a casual 10 minute walk to the Wollombi General Store. The 1980's circa airconditioned homestead offers all the modern day conveniences to make your weekend or permanent residence a place of comfort, peace and tranquility with enough usable cleared land to host a couple of ponies or your preferred choice of domestic livestock. Plenty of scope and opportunity exists for the keen gardeners to contribute vege patches, additional gardens, chook runs, bees, orchards and other horticultural endeavours to complete your sense of country. Nestled comfortably towards the rear of the block and set in mature gardens featuring established trees with a bushland backdrop you can survey all before you from the raised deck bathed in northern sun and wondering why it took you so long to discover your country comfort at "Windsong"
Country village living never felt so good!

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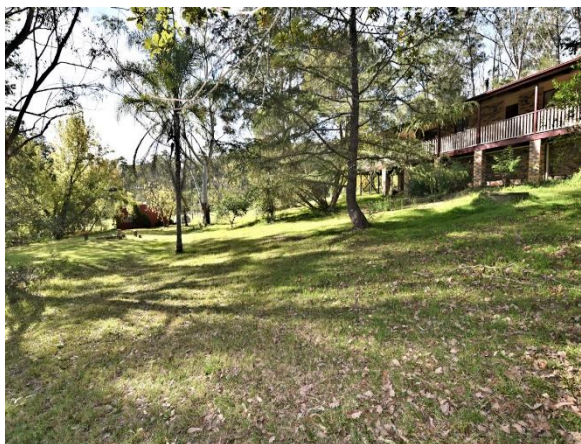
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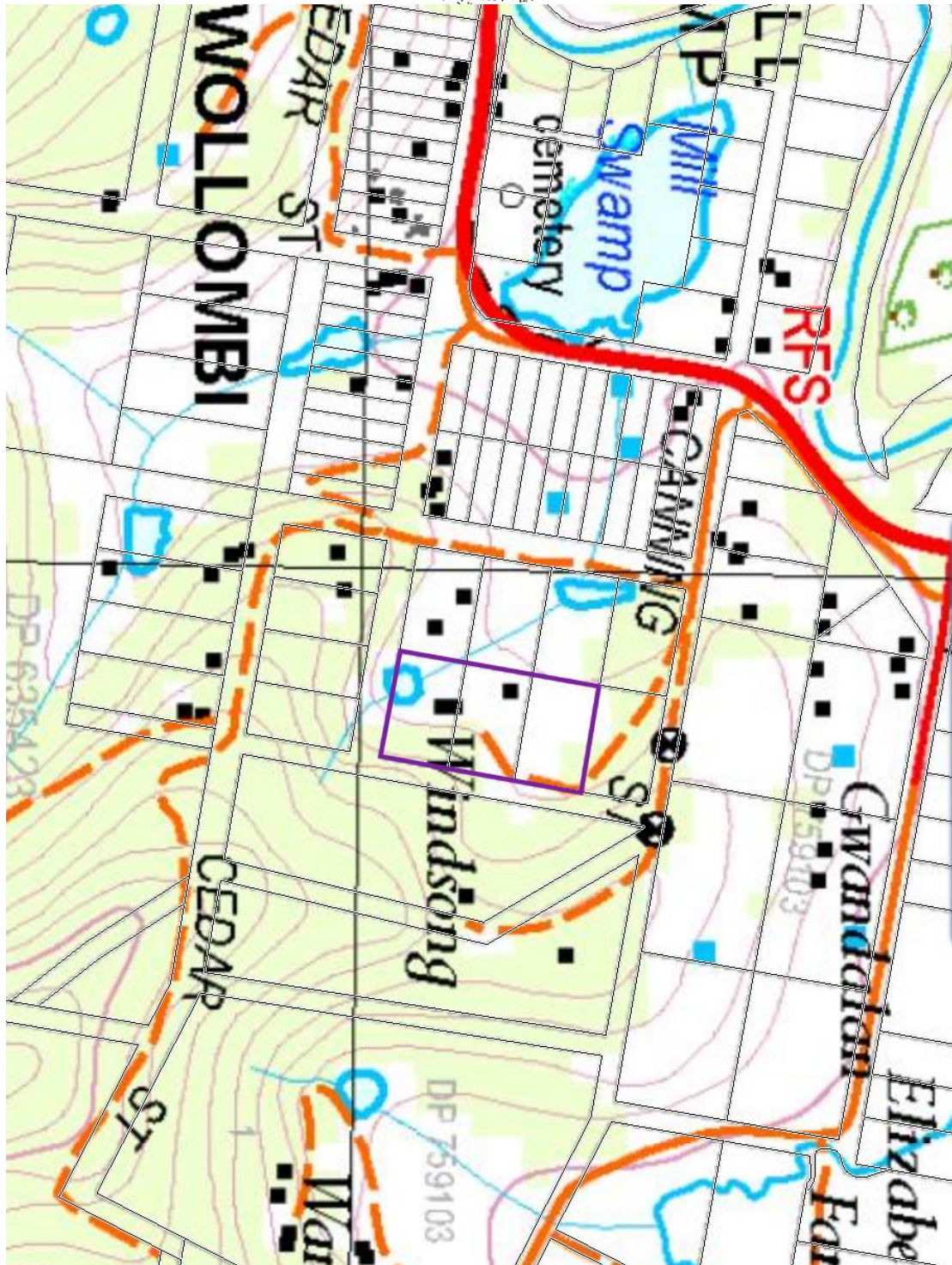
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