

## Weekend Escape- Rural Appeal - 25 Acres

THE OWNERS ARE HIGHLY MOTIVATED TO SELL & HAVE INSTRUCTED US TO PUT FORWARD ALL OFFERS.

A truly unique package is on offer here with a custom-made sandstone home situated on 25 picturesque acres. This property is ideal for the nature lover who wants to escape the hustle and bustle of city life and experience living in peace & tranquillity, yet still be within easy access of all major amenities. This one is certain to make you the envy of your friends...

This is a lifestyle opportunity that would suit someone looking to retire to the country or set up a business from home. The home itself would suit a small family who is looking for that extra space.

The property is currently being utilised for the growing of native flowers and shrubs. The owners have decided to sell so they can upsize and have put a lot of love and hard work into this property with excellent improvements and quality workmanship.

- 3/4 bedroom solid sandstone home
- Stunning kitchen with quality appliances
- Exposed timber beams & high ceilings, french doors, timber windows & floors
- Large verandah at both front and rear of house
- Ample water supply; town water, tank water, bore, 2 dams
- Massive shed with water, 3 phase power, solar hot water system
- Established gardens, vegetable beds - be self sufficient
- 25 picturesque acres offering peace and privacy

This property is certainly one of a kind, adjoining national park and overlooking your own private creek setting. The view from the back verandah is amazing. There are several out buildings that may allow the opportunity for a business venture, mainly a bed & breakfast or weekend stay subject to council approval. There are options.

15 acres are cleared and usable, ideal for horses or any agricultural pursuit and the balance is natural bushland offering privacy and appeal. An inspection is highly recommended to appreciate what this property has to offer.

Architect designed home well below replacement cost at this money if anyone has investigated into building this style of home, they will certainly appreciate the value and work.

The village of Oakdale is set high with fantastic views across the surrounding countryside and offers a relaxed lifestyle, but is still so close to everything you could possibly need. Approximately one hour to Sydney's CBD, and 50 minutes to Wollongong.



**Gerard Smith**