

21 Bootawa Dam Road, Bootawa, NSW 2430



Acreage For Sale

Tuesday, 7 January 2025

21 Bootawa Dam Road, Bootawa, NSW 2430

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 4 m2

Type: Acreage



Troy Loretan
0265510999

\$1,095,000

Located just a few kilometres from Wingham and Tinonee this stunning 10 acre property offers the best of both worlds when it comes to enjoying a genuine country lifestyle while being close to towns for schooling, employment, shopping, medical etc. There is plenty of room to spread your wings here while knowing that towns and all conveniences are just a very short drive away (located just 4.8 kms from Wingham). Features:- Immaculately presented three bedroom cottage style home with verandahs on three sides. Beautifully kept courtyard area and low maintenance landscaped gardens. Eye catching hardwood floorboards run through the entire home. Spacious lounge, dining and casual meals area adjacent the large kitchen. Plantation shutters, high ceilings and ducted air conditioning cap off a very comfortable and charming home. Numerous spots on the front, side and rear verandahs provide additional year round living and entertaining spaces. A terrific level of privacy is available here. Shedding consists of a very well built three car garage with a four car carport at the front of the shed. All up there is cover for up to 7 vehicles here. In addition to the shed there is a lock up workshop / dog kennel area which could be used for just about any hobby. Plumbing is on hand here making for a versatile space. Excellent rainwater storage is provided by two large tanks fed by the residence and a third tank off the shedding. Two dams provide stock water and a haven for local birdlife. The locality is well known for a healthy population of Koala's and natural wildlife. Two well fenced paddocks are ideal for all types of livestock. Separate house yard and driveway. A tractor shed within the paddock is handy for covered storage of equipment. Steel stock yards include a loading race, covered crush and holding pen. Easy access to towns. Taree only 14.5 kms away. Only 10 mins off the Pacific Highway and 30 mins from a choice of beaches. School bus picks up at the front gate, only 200 metres of dirt road so you can keep your vehicles clean. Country properties of this style and quality do not last long on the market. We warmly invite you to call Troy Loretan on 0400 530269 to arrange for your private inspection.*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.