

546 Minimbah Rd, Minimbah, NSW, 2312

Acreage Semi-rural For Sale

Tuesday, 12 November 2024

546 Minimbah Rd, Minimbah, NSW, 2312

Bedrooms: 3

Bathrooms: 1

Type: Acreage Semi-rural



Glenn Russell
0265541450

Start Your Dream on the Farm

Located Just 10 minutes outside of Nahiach, this charming 40-acre property offers the perfect opportunity to begin your farming journey. Whether you're looking for a peaceful rural retreat, a hobby farm, or an investment property, this one has it all!

Property Features:

- 40 Acres of Usable Land: Ideal for grazing with plenty of open space and excellent fencing. The land is perfect for livestock, whether it's cattle, horses, or other farm animals.
- Horse Stables: Ready for your horses or other livestock, these stables are in great condition and make it easy to get started with your new farm.
- Excellent Fencing: The property is fully fenced with three paddocks, ensuring your animals are safe and secure.
- Large Dam: A significant water source for your livestock or garden. This large dam will keep your farm well-watered all year round.
- 2-Bay Lock-Up Shed: A massive 2-bay shed with full lock-up storage for tools, equipment, and machinery. A great addition to the property for any farming needs.
- 3-Bedroom Cladded Home: A solid, tidy home that's over 50 years old, but you'll be hard-pressed to find one in better condition. The house is well-kept, offering a comfortable living space with plenty of character.
- Great Views: Positioned on the crest of a hill, the property offers breathtaking views of the surrounding countryside, providing peace and serenity right outside your door.
- Well-Drained Land: The area surrounding the home is level, with excellent runoff, making it perfect for a variety of uses, from gardening to grazing.
- Friendly Neighbours: Enjoy the benefit of fantastic, helpful neighbours in a welcoming rural community.
- Investment Potential: Whether you're looking for a hobby farm or an income-producing property, this land is an excellent choice. With good grazing land, solid infrastructure, and potential for reliable tenants, this could also be a smart investment.

This property represents great value for those looking to take the leap into farming, or for those who just want a peaceful rural lifestyle. Whether you're just starting out or looking to expand your farming horizons, this is the perfect place to build your dreams.

Don't wait-opportunities like this don't last long!

Call Graham today at 0434 630 010 to arrange an inspection and see for yourself all that this property has to offer.