

261 Donovan Road, Broughton Village, NSW, 2534

Raine&Horne.

House For Sale

Friday, 25 October 2024

261 Donovan Road, Broughton Village, NSW, 2534

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Auction 26/11/2024 - 23.41 Acres Between Berry and Gerringong

Set on approximately 23.41 acres of prime rural land, this property at 261 Donovan Road (Aka 71 Princes Highway) offers an exceptional lifestyle opportunity in the heart of the picturesque Broughton Village, ideally located between the thriving townships of Berry and Gerringong. The brick and Colorbond home is both spacious and functional, featuring four well-appointed bedrooms, two bathrooms, and four car spaces. The master bedroom comes complete with a generous walk-in robe, while the other bedrooms are equipped with built-in wardrobes, ensuring ample storage throughout the home.

A standout feature of the home is the expansive wrap-around verandah, offering a perfect spot to relax and take in the scenic surroundings, from rolling hills to open paddocks. Whether it's enjoying a morning coffee or entertaining guests, this verandah provides the ideal space for year-round enjoyment.

For those in need of additional storage or workspace, the property boasts a large 12.8m x 6.0m (approx.) machinery shed, a workshop, and a second spacious 10.8m x 5.7m (approx.) shed, providing extensive options for agricultural, hobby, or business use. The sheds are conveniently located near the main house, making it easy to manage equipment or engage in various projects.

As you drive down the driveway, the property's charm begins to unfold, revealing a serene rural retreat that offers peace and privacy. The land is well-suited for a variety of uses, from farming and grazing to creating your dream country escape.

The home is currently tenanted until the 17th April 2025, this property also presents an excellent investment opportunity with potential agistments. Whether you're looking for an income-generating asset or planning for future personal use, this home offers flexibility and potential.

Surrounded by the natural beauty of the Shoalhaven region, and with its convenient location close to both Berry and Gerringong, this property is a rare find in one of the area's most desirable rural communities. Contact Jacqui Crapp or Tim Muckenschnabl on 0406 356 631 to secure a private viewing.