

10 Ryders Acc, Willawarrin, NSW, 2440



Rural For Sale

Tuesday, 29 October 2024

10 Ryders Acc, Willawarrin, NSW, 2440

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: Rural



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The Dream Farm – 11.32Ha. (27.9Ac)

"Straight out of a Country Life magazine." I'm absolutely amazed and thrilled to see how this property has been brought back to life! I sold it to the current owner in 2014 and it was something with great potential, but it was very run down and scared a lot of people off with the huge amount of work to do. But this owner took on the challenge and 10 years later, it's a breath-taker! Here she is, shining bright in her glory again!

You don't see a lot of homes around here with both the country farm-house character like this with contemporary kitchens and bathrooms, and feature louvre winding walling that blend in so well together, but here you do. And you don't see many renovations like this with such fine-tuned detail down to new replica door handles, light switches and antique lighting, but here you do! So much effort, so much detail and so much love put back into re-creating.

Straight off the tar, 25 minutes west of Kempsey, 1 minute to Willawarrin village this boutique country lifestyle farmlet will be your escape, your heaven, your sanctuary.

- 11.32Ha. (27.9Ac) flat to gently undulating, 50% cleared
- Weatherboard home with excellent iron roof, concrete and brick piers
- 3 bedrooms, 2 bathrooms, 5 car
- Rustic timber floors, French doors, high ceilings and wide wrap-around verandahs
- Main bedroom with full bright sunny en-suite with views (claw foot cast iron bath, shower, vanity, toilet)
- Bedroom 2 with attached dressing room
- Bedroom 3 at opposite side to other bedrooms perfect for visitors (or snorers)
- Formal lounge with slow combustion fire + floor to ceiling book built-in book case
- Funky galley kitchen: stone bench tops, 900mm stand-alone gas stove/electric oven, dishwasher, porcelain sink
- Awesome cast iron combustion oven with wetback (to heat your water in winter)
- New wiring/meter box + new plumbing
- Established orchard and garden trees (something there for you to start with)
- Fully fenced boundary
- Updated bio-cycle septic system
- Steel double garage with power and concrete floor
- 2 lovely clean dams joined by integrated watered gully
- New 12m x 6m (3 bay 3m lean-to) steel shed (concrete floor, power, 2 roller doors)
- New rustic timber shed/workshop (6m x 5m internal on concrete + power) + 3m carport
- 2 x 22,500L new galvanised water tanks
- Power, phone connected, daily mail and school bus

Make this an awesome Christmas present for yourself. I'd say there will be a line up to get it, so call any day!