

**109 Talarm Rd, Talarm, NSW, 2447**

**Rural For Sale**

Thursday, 14 November 2024

109 Talarm Rd, Talarm, NSW, 2447

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Type: Rural**



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## **WATERFRONT LIVING**

This 19Ha\* (47 acres\*) property is conveniently located only 6km from Macksville and boasts, arguably, one of the best, and longest (900m\*), water frontages of any property in the district.

Enjoy year-round water activities whether it's fishing or crabbing from the riverbank, a peaceful kayak taking in the wildlife, or cruising the many tributaries that flow into the pristine Nambucca River.

The land is predominately fertile river flats separated into 7 paddocks, plus laneway and stock yards.

A brick and tile farmhouse, as well as large machinery shed and old dairy, sit in a very elevated position with views overlooking the property to the mountains beyond.

### **FEATURES:**

- 900m\* of frontage to the Taylors Arm River which flows into the Nambucca River and out the river mouth at Nambucca Heads.
- 19Ha (47 acres\*) of mostly fertile river flats
- 3 dams, a bore supplies water to troughs and 4 water tanks supply water to the house
- 18m x 10m machinery shed on concrete slab with power
- 5 bedroom, 2 bathroom brick and tile home overlooks the property
- The timber kitchen has island bench and walk in pantry
- A large covered patio has adjoining spa room
- Double carport with covered access to the house
- Original dairy is currently used for storage
- Undercover stock yards and 2 bay storage shed
- Located 6km along sealed road from Macksville
- Beaches at Scott's Head and Nambucca Heads are within a short 20 min drive (approx.) while Coffs Harbour with its' airport, university, shops and specialist medical facilities is around a 45 min drive to the north.

\* Approximately

For further information regarding this property or to arrange an inspection please contact NAMBUCCA VALLEY PROPERTY (02) 6568 3096

All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research.