

2869 Nowendoc Road, Caffreys Flat, NSW, 2424



Rural For Sale

Tuesday, 14 January 2025

2869 Nowendoc Road, Caffreys Flat, NSW, 2424

Bedrooms: 3

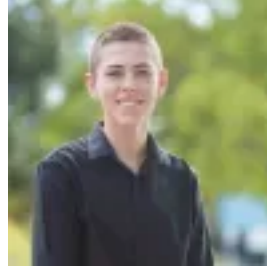
Bathrooms: 1

Parkings: 4

Type: Rural



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"Reflections on the Manning!"

Welcome to 2869 Nowendoc Road, Knorrit Flat-a property that perfectly balances comfort, lifestyle, and adventure. Spanning approximately 107* acres, this rural escape offers stunning frontage to the Manning River and practical infrastructure, making it ideal for families, farmers, or nature lovers alike.

Key Features:

- Private Homestead: A 3-bedroom, 1-bathroom home with large verandas and tar road frontage.
- Timeless Design: Locally sourced polished timber floors, trims, and bench tops.
- Outdoor Living: Enjoy stunning views from the front deck or relax in the sheltered outdoor entertaining area, complete with a fireplace, kitchenette, and cold water spa/ plunge - ensuring year-round enjoyment.
- Spacious Bathroom: A 3-way bathroom offering sunset views.
- Master Retreat: The master bedroom features air-conditioning and deck access.
- Shed and Carport: A 12m x 9m shed with power and lighting, plus an attached 6m x 6m carport.
- Manning River Frontage: Approximately 785m* of Manning River frontage, perfect for fishing and swimming. There's even a private cabin overlooking the river, ideal for family picnics or as a base for weekend camping with friends.
- Functional Fencing: The property is allocated into seven paddocks with excellent fencing, and all paddocks have access to water.
- Productive Pasture: Pasture improved and well-maintained, suitable for cows and calves or growing out steers.
- Cattle Infrastructure: Modern steel cattle yards.
- Convenient Location: Only 37*km to Wingham, 11km to the general store at Mount George, and 60km to the beaches at Old Bar.

Immerse yourself in the beauty of "Reflections on the Manning!", with lush gardens attracting a variety of birdlife and productive food gardens for growing your own produce. Or simply sit back, relax, and take in the view of your own little piece of paradise.

So why wait? Pack your swimmers, bring your lunch, and come explore the crystal waters of the Manning River today!