

99 Whip Mountain Road, Yarranbella, NSW, 2447

nvproperty

Rural For Sale

Friday, 1 November 2024

99 Whip Mountain Road, Yarranbella, NSW, 2447

Bedrooms: 3

Bathrooms: 1

Parkings: 9

Type: Rural



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OFF GRID LIFESTYLE PROPERTY

This attractive 40.25ha (99.46 acre*) is situated in Yarranbella, at the foothills of Whip Mountain, 20km* from Macksville.

The land is mostly cleared and undulating with pockets of bush including along the roadway ensuring privacy from others. There are several dams, a fenced area where the current owners previously grew crops and plenty of room for your herd of cattle.

A cozy 3 bedroom cottage sits in an elevated location with picturesque views over the neighbouring countryside. It boasts hardwood floors, a fireplace in the lounge, renovated bathroom and covered pergola outside.

Vehicles are accommodated via a double carport and garage plus there's a separate, relatively new, 15m x 10m shed in the paddock.

Additionally, should the need arise for a larger home, a number of elevated home sites present opportunities to build a second home elsewhere (subject to council approval of course).

This is a beautiful property in picturesque country where one could add to the off-grid setup and develop a self-sufficient lifestyle.

FEATURES:

- 40.25Ha (99.46 acres*) of fenced land with several dams
- 3 bedroom, 1 bathroom cottage
- Lounge has timber flooring and wood heater
- Two smaller bedrooms
- Kitchen with freestanding stove
- Garage & double carport
- Large 15m x 10m shed with 3 roller doors
- Powered by a 7KW off grid solar system
- Multiple water tanks
- Undercover timber pergola

Situated 12km* from Taylors Arm and the famous Pub With No Beer (there is definitely beer!) and 20km* to Macksville.

* Approximately

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

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