

1548 Brayton Rd, Marulan, NSW 2579

Huge Reduction to \$560,000-  
\$610,000

Lifestyle   



## 'Little Acres' A gorgeous rural retreat

Little Acres is a rural escape offering a comfortable country style cottage with home office or mud room on entry and fabulous front and rear decks. The land is divided into 4 paddocks with excellent boundary and internal fencing set up for livestock and awaiting the tree changer...looking for adventures, wild life and country experiences.

**Open for Inspection**

By Appointment.

- Excellent water storage with 90,000 litres in total
- Fabulous northern sunshine and distant views from both decks
- Solar panels and s/c fireplace keep the bills down
- Excellent mobile reception across the property
- Double carport + single garage conversion to basic granny flat
- 4 paddocks in total with electric fencing + water troughs + home paddock
- Access via a sealed road and approximately 10 minutes to Marulan shops
- Seasonal creek running through the lower paddocks

The soil is a sandy loam and there are excellent stands of trees in the fenced paddocks plus a large natural wooded area. Shedding consists of a large 4 bay machinery shed with concrete flooring to 2 bays plus a container with power and full awning over roof for secure storage. Your new rural weekender or forever home awaits.

### Listed By



Megan Williams

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