



67 Goodes Road, Rocky River

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UNFINISHED BUSINESS

67 Goode's Road presents a great opportunity for an astute purchaser to realise the full potential of the current owner's unfinished renovation project. The externals are done and are presentation perfect. The internals are a work in progress ready for an insightful purchaser to take the dream to completion.

The home has three spacious bedrooms with room enough for the standard amenities plus that little bit of extra space for work and play.

The living area is complete. It is light and bright and has a lovely wood fire.

The kitchen is a work-in-progress that is not too far off completion. A couple of cupboard doors, a few little trims and your work here is done!

The home has a terrific timber deck and barbecue area that offers wonderful views of the perfectly maintained lawns and gardens. Beyond the deck, the view opens up to your very own peaceful grassy glade that lies beneath a canopy of tall gum trees. Looking further on you have a gorgeous vista of rolling green hills in the distance. This is a view you could never grow tired of.

The property has 2 x 5000 gal rainwater storage tanks. There are three lockable garages, a tool/wood shed and a garden shed. If that isn't enough, there is plenty of room if you want to build more!

With a bore and a few troughs, the property is well set up to cater for a horse or some small livestock. It has a fox-proof chicken coop and a small animal shelter/pen. Blessed with rich, red basalt soil, it is an ideal spot if you are thinking about a more self-sufficient lifestyle.

The home and its 5 beautiful acres is located in the pretty and fertile Arding area. It is barely 20 minutes from Armidale via an easy commute on fully sealed roads right to your front gate. This great location offers you the best of both worlds – all the space, peace and privacy you could want plus the added convenience of being close to city services.

 5 acre

\$360,000

ID# 14811110331



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