

**24 Beer Road, Orange NSW 2800**

## Small But Productive

Situated right on the edge of town is this prime parcel of productive land. Comprising approximately 25 acres of rich basalt soil. Well watered by dams and a bore, you can run any type of livestock. The land is arable so cropping is also possible. There is a very comfortable home featuring 4 bedrooms, open plan kitchen, family and dining, second living area and 2 bathrooms. The views from the kitchen/living areas are sensational. If you like the outdoors, there is a huge covered entertaining area. The home has slow combustion wood heating as well as R/C split system A/C. If you enjoy gardening you will love the established trees, shrubs and gardens that surround this lovely home. The old shed offers somewhere to hide away or work on your next project. Homes with small farms of this quality don't come up very often so call to book an inspection today....

## Details

**Beds:** 4

**Baths:** 2

**Land:** 25 acre

## For more information please contact

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