



GEEBUNG FLAT

Howell NSW 2360



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Location: Howell Road, Howell, NSW 2360
Land Size: Approx. 100 Acres (Flat to gently undulating)

An ideal retreat for horse enthusiasts or anyone seeking a private, tranquil lifestyle surrounded by a beautiful, natural landscape. All the hard work has been done. It is completely ready to walk in and enjoy.

An aerial photograph of a property. In the center is a large, light-colored house with a dark roof. To the left of the house is a smaller building with solar panels on its roof and a large white water tank. Below the solar panel building is a circular, fenced-in paddock. To the right of the house is a small pond. The property is surrounded by dense green trees and vegetation.

Every section of the property is securely and well-fenced, making it immediately ready for horses or livestock.

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The property features a designated Biodiversity Zone that provides the new owner with 7 years of remaining annual income.

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Features:

A 13-year old beautiful 3-4 bedroom, a solar-passive, master-built home designed with meticulous attention to detail.

Well-appointed with so many other features on offer to make it your number 1 priority to inspect.

Ensuite | Built-in | Wardrobes Internal
Laundry | Pets Allowed | Cable or Satellite
Gas | Broadband internet access | Bath
Fireplace | Dining Room | Heating |
Dishwasher | Study
Water-efficient appliances
Wall/ceiling insulation
Rainwater storage tank
Water-efficient fixtures
Solar panels | Shed
Fully fenced | Garden / Courtyard
Six (6) car accommodation





Water Security:

3 dams providing excellent property catchment.

122,000-litre rainwater tank dedicated to the main house supply.

Power Supply:

Completely self-sufficient with a brand-new battery and generator backup system for 24/7 power.

Well constructed using energy-efficient blocks on a solid concrete slab designed to capture every aspect of the property.



Licence no: 20101002

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