



BOUNDARY IS INDICATIVE ONLY

**PERCIVAL**  
PROPERTY  
Martin Newell  
Rural & Residential



252 Deep Creek Road Hannam Vale, NSW

 4  3  5

## The Perfect Lifestyle Balance Awaits ( 3.83 ha / 9.46 acres )

Hannam Vale is ideally positioned offering easy access to coastal towns and villages, and larger regional centers like Port Macquarie.

A tree-lined driveway greets all who enter and passes by two large, near-level paddocks of rich alluvial soils which support lush pastures, perfect for horses, cattle or perhaps more intensive farming practices.

A spacious country kitchen features stainless steel appliances, plenty of storage and a large breakfast bar.

The property offers two large well-fenced paddocks and frontage to Deep Creek, where deep ...

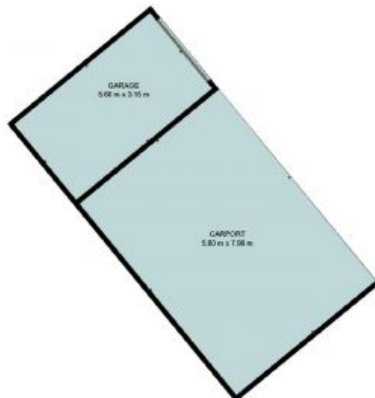
**Price:** \$1,150,000

**Council Rates:** \$2,500.00/year (approx)



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**TOTAL: 195 m<sup>2</sup>**  
**FLOOR 1: 195 m<sup>2</sup>**  
 EXCLUDED AREAS: DECK: 59 m<sup>2</sup>, VERANDAH: 37 m<sup>2</sup>, GARAGE: 91 m<sup>2</sup>,  
 CARPORT: 47 m<sup>2</sup>

**252 DEEP CREEK ROAD  
 HANNAM VALE**



DISCLAIMER: Plans shown are for marketing purposes only. All dimensions are approximate, and may be subject to error, therefore no liability will be accepted. Interested parties should make their own enquiries.