

101 & 105, Lochaber Road, Capertee, NSW 2846

Lifestyle For Sale

Friday, 27 October 2023

101 & 105, Lochaber Road, Capertee, NSW 2846

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 47 m2

Type: Lifestyle



Kristie Trouchet-Nilsson

\$1,250,000

Situated on the edge of the beautiful Capertee Valley, close to Capertee Village, sits this slice of paradise where an abundance of flora and fauna awaits. Offering the perfect mix of cleared farmland and natural bushland and situated at approximately 900 metres, it comes complete with breathtaking views. Imagine immersing yourself in nature, without compromising creature comforts. This property provides just that, and so much more. It offers the ideal environment and atmosphere for those weekend getaways from the hustle and bustle of city life, or your perfect forever home, with abundant space and seclusion. A reluctant sale, this property has been lovingly set up for you, and features a beautifully built, fully off the grid three-bedroom home, ideally positioned to take in extraordinary views and amazing sunsets. Affectionately known as 'The Farm' this 46 Hectare property has it all, whether you are a farmer, an adventurer or seeking a lifestyle property. For the farmer: - Fully fenced - A range of fenced paddocks - 5 dams - Recently drilled working Bore (1500 litres/hr) with solar powered pump - A huge 3 bay machinery shed (8x12) - Over 12 Hectares are cleared with some pastoral improvements - Established with 730 olive trees for olive oil production (3 years to harvest est). - Option to buy business WIWO with associated machinery For the Adventurer: - This property shares a boundary with the beautiful Turon National Park where the following can be enjoyed. - MTB - 4WD - Hiking - Trout fishing - Trail running - Horses riding - Camping - Gold panning - It is close to the famous Capertee Valley and Mudgee wineries For the Lifestyle seeker: - Beautiful three-bedroom open plan fully solar powered home - The home has an excellent LOPI woodfire and with 46 Hectares there is plenty of wood onsite - 45,000L tank for household water storage - 10,000L separate firefighting tank and pump - A nice mix of cleared and natural bushland - Around 2000 trees have been planted on the property for bush regeneration and to attract birdlife. - Peace/serenity. - A great deal of time has been spent improving this property and ensuring maximum ground cover. - Bird watching - Capertee is home to the endangered Reagent Honey Eater - Ten nesting boxes have been installed to attract possums, bats and even more birds. - Wildlife (Kangaroos, echidnas, wombats, eagles) - Seasonal Turon Creek runs through the property - Only 45 minutes to Mudgee with wineries/shops - 40 minutes to historic Rylstone and its boutique shops - 45 minutes to Lithgow - Firepits are already set up to capture views - Wide verandas on the home and a magnificent tri fold door brings the outside in - Less than 3 hrs from Sydney - Opportunity to add Glamping tents, cabins STCA For peace of mind: - Excellent Telstra home 4G internet - Environmentally friendly - Home is fully insulated - Toughened glass windows with metal fly screens - Metal gutter guards - 3kW solar system with 600 Ah battery back up - The home is built to BAL 29 standards - Easy care septic system - Security cameras - Close the town of Capertee (4klms) An ideal weekender, second home or tree change, and located within easy reach of local amenities, this magnificent property offers an enviable lifestyle opportunity. Rarely a property of this calibre presents. Disclaimer: HR Realtors & Lifestyle Property Specialists believes that all information contained herein be true & correct to the best of our ability & in no way misleading; however, all interested parties are advised to carry out their own enquiries and relevant searches. Please contact our office to book your inspection 02 6352 2442. The price of this property is listed in Australian Dollars (AUD) at the beginning of this description, and that should be used as a price guide for this property.