

103 Smiths Road, Armidale, NSW 2350



Acreage For Sale

Tuesday, 14 May 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 8 m2

Type: Acreage



Brad Dunham
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Market Preview

"Romany" at 103 Smiths Road is the idyllic small holding. Amazing, uninterrupted views to Mount Duval and stretch across the Tilbuster Valley, just north of Armidale City and the University of New England. The steel framed weatherboard homestead sits high on the block, and comprises 4 generous bedrooms plus a study, with an en-suite and walk in robe in the master bedroom. The kitchen includes a fantastic Belling 900mm tri-oven and gas-cooktop for the discerning country cook. There is excellent storage draws and cupboards throughout. The living area with wood fire and RCAC adjoin the bedrooms and main family bathroom. There is a separate dining/2nd living area with a shelved study and home office. The main bathroom has a claw foot bath and slate tile flooring, and private views of the hills to the east. Good water storage and in-line filtration service the home adequately with several header tanks up the hill providing free pressure, together with a solar, electrically boosted hot-water system for economy. There is a large, covered and lovely north facing deck to look over and enjoy the vegetable garden, the orchard and dam, and the valley to the north. It is a lovely place to sit and relax throughout the day and through the changing seasons. The house yard is fenced and irrigated and a portion laser leveled. There are two dams, one very large and with excellent catchment. The paddock extends up on the western side of the property and is lightly timbered. The old orchard includes various apple, fig, persimmon, loquat, bay and chestnut trees. The beautiful white oak frames the orchard and garden. There is a petrol pump and irrigation line from the large dam that can supply outstanding water to improve the grounds further or supply small livestock numbers or chickens, ducks or goats. Romany is a wonderful and private place to enjoy the sounds and sights of nature, watching the mammals and bird-life go about their day, and watching the changing weather over Mount Duval is restorative. All only approximately 10.6km or a 13min drive to the CBD of Armidale. Romany is wonderful property with so many features and possibilities for those wanting the quieter life or a small-holding enterprise. Call First National Armidale to arrange your private inspection today!

Features: * 4 Bedrooms plus a study, 2 bathrooms. Steel frame timber and colourbond homestead. * Solar, electrically boosted hot water, Satellite NBN * North facing deck with excellent views * Approx 10.6km to CBD, Approx. 12.9km to the University of New England * Approx 25 acres including the enclosed road lease. * 2 dams, one very large with excellent catchment and petrol pump irrigation. External fencing in excellent condition on the eastern and northern sides, decent on the western and southern sides. * Enclosed vegetable garden and orchard. * Approx. 55,000L water capacity, with additional water tanks and pump not connected included, inline filtration. Septic system * Largely unimproved pasture and lightly timbered