

12-14 Sheppard Avenue, Muswellbrook, NSW 2333



Sold Other

Friday, 6 October 2023

12-14 Sheppard Avenue, Muswellbrook, NSW 2333

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Other



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\$460,800

These two properties have separate titles but are being sold together because the stables offer such an amazing opportunity for those wanting to live on-site and run their own business. Have you ever dreamed of keeping horses? Of owning your own agistment and stables? This is your dream come true... although the stables could easily be converted into kennels, a cattery or animal holiday accommodation. The 4047sqm gives you superb opportunities to develop this block. The three-bedroom solid brick house at number 12 is charming in its own right, with lovely curb appeal. As you enter the house through the lattice-framed verandah and the front door with its stained glass, you'll be captivated by the period elegance of the solid timber floorboards, wood combustion fireplace and period lamps. The reverse-cycle heater and air-conditioner will ensure the perfect temperature year-round. The lounge leads you through to the open-plan dining/kitchen. In addition, there's an enclosed entertainment/family rumpus room which leads out to the back garden and will be perfect for family and friends. The timber kitchen, with its wrap-around breakfast bar/ server, enjoys plenty of storage space and preparation areas. You'll love the dishwasher, free-standing oven, range hood and large pantry. The laundry also offers plenty of storage, as does the linen press in the hallway. The three bedrooms—two with built-in wardrobes—are excellently served by the convenient three-way bathroom. The large carport and huge block guarantee that you will always have enough parking, no matter how many people turn up, and the storage room with an extra toilet makes everything more convenient for everyone—and it could easily be converted into an office space! This home is conveniently situated in a quiet location, handy to the Muswellbrook Horse Racing Club, and is only a short drive from the CBD with its shopping, eateries, entertainment, schools and sporting options. The back of the property has been closed off to include a small, low-maintenance yard and there are two small holding yards also in the rear. The glory of this dual property is next door at number 14. Although there is no building entitlement for a further house, there are TWO huge stable blocks of 14 stables each, complete with a tack room and feed room. The land measures 3,106 sqm which gives you a combined land area of 7153 sqm – nearly 1.8 acres! The back contains five metal holding yards and a wash bay for horse care. It also boasts a large silo—perfect for storing feed, and a large, round, covered, sand-roll. This is the perfect, complete set-up for you simply to walk into as a business and lifestyle opportunity. Although the set-up is walk-in ready as stables, agistment and riding lessons—or an equine therapy centre—the opportunity exists for any type of hobby farm or business venture involving animals. Think alpacas, kennels with grooming and doggy daycare, a cattery, a holiday farm for pets, an animal rescue centre, a dog training facility, or even a petting zoo. Because of the unique opportunity afforded here, this property will appeal not only to buyers from the Muswellbrook area but also to those from far and wide who are looking for an animal-based lifestyle. If this is your dream, don't let it slip through your fingers. This rare type of opportunity is seldom found, so make sure you call today for a viewing.

12 Sheppard Ave:- Three-bedroom home with 3-way bathroom- Open plan kitchen/ dining- Separate lounge with wood-fired combustion fireplace- Enclosed entertaining rumpus room- Timber kitchen with wrap-around breakfast bar- Storeroom with extra WC—could be an office- Separate laundry and internal garage access- Master with ensuite and walk-through wardrobe- Three double bedrooms, two with built-in wardrobes- Huge 4047sqm block

14 Sheppard Avenue:- A large 3,106sqm site- Two blocks of 14 stables each, complete with a tack room and feed room- Five metal holding yards and a wash bay for horse care- A covered sand roll for training purposes- A silo that's perfect for storing feed

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.