

**126 - 153 Dockyard Road, Millers Forest, NSW 2324**



**Other For Sale**

Friday, 17 May 2024

126 - 153 Dockyard Road, Millers Forest, NSW 2324

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 6**

**Area: 12 m2**

**Type: Other**



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**\$2,600,000 - \$2,800,000**

Welcome to 126 -153 Dockyard Road, Millers Forest, where serene country living meets riverside bliss. Nestled on a sprawling 12.95 hectares of land, this picturesque property boasts absolute river frontage and a breathtaking view of the Hunter River. Conveniently located within proximity to Raymond Terrace, Maitland and Newcastle, this idyllic farm offers the perfect blend of tranquility, space and accessibility. Key features include:- 12.95 hectares of prime land ideal for cattle raising and horse riding.- Previously operated as a turf farm, offering many various versatile agricultural opportunities.- Original 2-storey farmhouse with a wrap-around verandah, perfect for enjoying the scenic river view.- Multiple sheds including machinery, workshop, and feed sheds for ample storage.- Absolute river frontage, perfect for fishing, swimming, or water-skiing. House:- Three spacious bedrooms with built-in robes and ceiling fans. The main bedroom has reverse cycle air conditioning.- Large lounge room opening to the dining area, also equipped with reverse cycle air conditioning.- Beautiful, polished timber floorboards throughout.- Well-appointed kitchen features a dishwasher, oven, cooktop, and plenty of cupboard space.- Functional bathroom with bath, shower, toilet, vanity, and hidden laundry.- Kids retreat under the house with its own bathroom and additional storage space. Studio:- Expansive main bedroom features a built-in robe and ceiling fan.- Second bedroom also features a built-in robe and ceiling fan.- Massive bathroom with shower, bath, toilet, vanity, and laundry facilities.- Open plan kitchen, dining, and living room takes in an amazing river view.- Spacious kitchen is equipped with an oven, glass cooktop, rangehood, and dishwasher.- Dining and living areas feature ceiling fans and reverse cycle air conditioning.- Undercover verandah for alfresco dining and relaxation.- 4-car original hay shed with workshop, storage room, and additional bathroom. Council rates: \$1,064 per quarter. The house is currently leased until July 2025. Don't miss out on the opportunity to embrace a peaceful lifestyle amidst nature's beauty. Contact us today to arrange a viewing! Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".