

1443 Gresford Road, Vacy, NSW 2421



Sold Livestock

Monday, 9 October 2023

1443 Gresford Road, Vacy, NSW 2421

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 221 m2

Type: Livestock



Pamela Munson

\$2,840,000

Rarely available larger property within an area of quality acreage lifestyle environments and productive farms. Breckin Park has easy to manage mainly level pasture paddocks, with some gently undulating country to the rear of the property. Mainly native grasses, with shade trees, and open timbered country to the base of the escarpment. "Being on site at the farm is an exhilarating experience. With the expanse of level country and big views that really do make you feel as though you are on a traditional larger Station with space, privacy and fabulous views over the Torryburn Valley from the farmhouse that is set well back from the road". The excellent spring fed dams and high average annual rainfall, and level topography, result in a property that offers important choice of land use. Breckin Park is an exceptionally well set up property. Very suited to establishing a horse property, there is a history of Stock Horses in the past. Current owners graze cattle. Very well fenced into 20 main cell grazing paddocks and fenced out tree plantings throughout the Farm. Very well-watered by 13 dams including a large spring fed dam and several spring fed stock dams. With seasonal watercourses and spring fed gullies. The property located in an area of high annual rainfall averaging 40 inches per annum, benefits from coastal rains as well as rain off the Barrington's. The topography is mainly level to very gently undulating and all very usable country, with the Mt Breckin Escarpment rising to the rear providing shelter to the property but not taking land away from the usable country, with only a small section of the mountain contained within the property boundary. Mt Breckin provides the aquifer that feeds the spring fed dams and springing gullies on Breckin Park. There is only a small section of the escarpment included within the property boundary, but enough to bushwalk to the top of the escarpment and be amazed by the panoramic valley views and marvel at the huge old grass trees that are hundreds of years old! . The quality built, North facing residence is very well presented and maintained and centrally located within the farm, providing privacy, set well back from the road. With country character and quality fixtures and fittings. Featuring 3 large bedrooms plus study/farm office. 2 bathrooms including an ensuite, main bathroom with claw foot bath, both bathrooms renovated in 2020. Large formal lounge with Jetmaster fireplace, Formal dining room, and informal entertainment areas, timber kitchen with stainless steel appliances. Wide cut hardwood floors are a feature throughout the home. Verandas capture stunning North facing views over the farm to surrounding hills and distant Barrington Ranges on the horizon. The garden includes an Orchard and Herb and Vegetable gardens. Water tanks: 4 x 22,000 litre drinking water tanks on house and 2x smaller tanks tank on shed are interconnected. Water is pumped from the large dam to taps in front paddocks. With 13 dams in total, many are spring fed. Leaky weirs have been installed in watercourses throughout the property. Extensive tree planting has been conducted by the Owners and fenced out from cattle. Shedding: large 3 bay steel machinery shed connected to mains power plus solar cells. Garaging adjacent to house with 3 bay, 6 car Colorbond garaging with high rise bay and workshop, connected to power. Stock: currently running cows and calves, the property has excellent topography and would suit a horse stud and many other productive uses. There are extensive level paddocks. The property has long frontage to tar sealed Gresford Road, with 2 entry points at either end of the front boundary to Gresford Rd. Steel cattle yards with crush are located centrally in the farm to rear of machinery shed. Separate timber loading, unloading race and holding paddocks located at Southern end of the property with direct truck access off tar sealed Gresford Road. Power: Single phase power, plus 6kw, 20 solar cells mounted on machinery shed. Back to the grid. Located in the peaceful and beautiful Torryburn area, halfway between Vacy and Gresford. An easy 5 mins drive to the Vacy Village, 10 minutes drive to historic Paterson Village, 8 minutes drive to East Gresford Village, with local services including Cafes, Restaurants, IGA, Schools, Hotels, Butchers, Churches, community clubs. Pony club, local Gresford Annual Show, Gresford Rodeo, Gresford Easter Billy Cart Derby, Vacy Country Carnival, Paterson New Year Fireworks, and very active local school communities. Paterson Medical Centre and Pharmacy service the valley. Properties rarely come onto the market in this tightly held area. Buyers just love living here, raising their families and becoming part of the community! Children grow up and return to live, appreciating how much the area offers. There is a thriving, genuinely friendly local community based on living in such a beautiful area, that is one of the best kept secrets in the Hunter Valley. Maitland is 25 minutes South, Dungog town approx 30 minutes drive and Newcastle CBD and Beaches approx 1 hour drive, with Sydney 2 ½ hours. The Pokolbin Vineyards Resorts and Restaurants are approx 50 minutes drive. Local school buses and Dungog High School bus to front gate. Hunter Valley Grammar school is located at East Maitland and private HVGS bus drives past front gate. Council garbage service and mail delivery to front gate. A detailed property description, inclusion and exclusion lists and Contracts are available on request. Phone Pamela. 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