

**162 Blairmore Lane, Aberdeen, NSW 2336**



**Mixed Farming For Sale**

Saturday, 9 December 2023

162 Blairmore Lane, Aberdeen, NSW 2336

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 23 m2**

**Type: Mixed Farming**



Hamish Firth

**\$1,500,000**

AREA: • 23.59 Ha or approx 58 Acres  
LOCATION: • The property is located only 3.5kms from Aberdeen, 14 kms South of Scone, 2hrs from Newcastle and 3hrs north of Sydney.  
HOUSE: • Renovated 3 bedroom home overlooking the property. • You enter the house through a central hallway with bedrooms either side. • All 3 bedrooms are a good size with high ceilings and fans • The living room is centrally located in the house with a slow combustion fireplace, split system air conditioner and a fan to circulate the air. • The new kitchen has plenty of bench space which opens up to a dining room with plenty of natural light. • The renovated bathroom has a shower, vanity and toilet. • Laundry • The home has just been repainted internally  
IMPROVEMENTS: • 12m x 12m shed located near the house • Steel cattle yards with loading ramp, forcing yard and under cover crush • 15m x 30m enclosed hayshed • Older machinery / storage shed with approx 285m<sup>2</sup> under cover  
COUNTRY: • Quality fertile alluvial creek flats • Approx 44 Acres of high quality arable land  
STOCK: • Currently running 30 cows and calves  
FENCING: • The property is subdivided into 6 main paddocks • Majority of the fencing is plain & barb wires with concrete posts  
WATER: • 50 Meg water licence. • 2 wells supply the properties water. Both are equipped with irrigation pumps, one of which has an additional pressure pump supplying water to troughs and the house garden. • Irrigation main lines & hydrants located throughout the property for ease of use. • The house has 2 x 10,500L rainwater tanks with a pressure pump  
SERVICES: Power, Landline telephone and mobile reception.  
AGENT REMARKS: This is a unique property with plenty of scope. All inspections are by appointment only so please contact Hamish Firth on 0499 881585