

1867 Boorolong Road, Armidale, NSW 2350



Sold Mixed Farming

Wednesday, 24 April 2024

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Bedrooms: 4

Bathrooms: 2

Area: 56 m2

Type: Mixed Farming



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Contact agent

Embrace the essence of a rural lifestyle on this private and peaceful property which seamlessly blends functionality and natural beauty with a comfortable family home and 140 well maintained acres of land. Whether you're an animal lover, horse enthusiast or budding grazier 'Sandford' has much to offer. The undulating terrain and soft granite soils offer excellent grass cover with a range of native eucalypt species and abundant bird life. For the discerning homeowner, the property features an attractive four-bedroom residence, where every detail has been thoughtfully crafted for comfort and style. The master bedroom boasts built-in wardrobes and an ensuite, and the other bedrooms offer a seamless connection to the outdoors through French doors opening onto verandahs. Entertain guests with ease in the country-style kitchen, complete with white cypress pine flooring, electric stove, wall oven, and a large walk-in pantry. Complemented by a wood-fired pizza oven, perfect for creating unforgettable moments with family and friends. Relax and unwind in the formal lounge room, adorned with French doors. Two slow combustion wood heaters, as well as ducted underfloor heating, offer warmth and ambiance on cooler evenings. The large bullnose verandahs offer panoramic views of the surrounding countryside and established garden. Domestic water is supplied via roof catchment with approximately 90,000 litres of tank storage. The main dam is equipped with a pump which services the needs of the garden and the stock troughs. A feature of the property is frontage to Toms Gully Creek, which boasts tranquil water holes perfect for picnics and leisurely strolls. Structural improvements comprise a 14m x 12m three-bay machinery shed, a 6m x 6m two-car lock up garage with a skillion, and timber cattle yards fitted with a vet crush. 'Sandford' presents an opportunity for those looking to embrace the tranquillity of rural living. With a house yard surrounded by ornamental trees and manicured gardens, this property offers a sanctuary where you can create lasting memories for generations to come. *All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries*