

192 Old Ferry Road, Ashby, NSW 2463



Acreege For Sale

Tuesday, 26 March 2024

192 Old Ferry Road, Ashby, NSW 2463

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 11 m2

Type: Acreege



Fiona Beamer
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Price Guide \$1,650,000 - \$1,750,000

This spacious contemporary homestead is built to embrace the sensational sweeping river and town views. Directly across the Clarence River from the CBD of Maclean, there is an abundance of joy awaiting to be lived on this fabulous river acreage located at Ashby. Built by a respected local builder, architecturally designed specially for the location, the home is perfect for a semi-rural family life, offering 4 bedrooms, 2 bathrooms plus a studio/guest room with ensuite. The big outdoor area is screened for year round enjoyment and expands the living space where entertaining can flow seamlessly from the kitchen and dining area. Night time reflections of Maclean town lights is a view only shared by an exclusive number of property owners and is stunning. Parents enjoy privacy at one end of the home with large walk-in wardrobe and bathroom and the kids and guests have their own privacy and space too in the southern wing of the house. Connected to the main residence, there is a separate versatile room with shower and toilet, perfect for overflow visitors, home office or games-room/studio. From here there is direct access to the double lock up garage and shed. Features such as Black Butt timber flooring throughout, raked ceilings with exposed timber beams, extensive use of glass doors and louvres creates a wonderful ability to control the cross flow of fresh breezes and natural light. Outside, the big farm shed is perfect for boat, van and tractor. All of the infrastructure is set upon a large flood free mound and the fully fenced usable acreage of just over 28 acres, beautifully productive being fertile alluvial soil, is just right for raising a dozen or so cattle or keeping horses depending on the season. Across the road is a secured crown lease reserve, further extending the riverfront enjoyment and pasture for livestock and town water is connected to the property. Very rarely do properties such as this calibre come to the market. So close to all the wonderful lifestyle features of living on the Clarence with direct access to town and the ocean from the public boat ramp across the road. There is some TLC required on the house to bring it to back to it's full potential but this is an opportunity to beautify and create your own style to an already beautifully designed home. If you enjoy fishing, farming and fresh air, being close to the coast and right on the river, and want to dabble in farm life, this property may have everything you are looking for. Talk to Fiona Beamer about making your appointment to inspect. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.