

**205 Old Stock Route Road, Oakville, NSW 2765**



**Sold Acreage**

Sunday, 13 August 2023

205 Old Stock Route Road, Oakville, NSW 2765

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 10**

**Area: 2 m2**

**Type: Acreage**



Craig Donkin

0245712500

## Contact agent

Resting amongst a 5 acre grove, this peaceful property offers a delightful blend of acreage living, with the convenience of proximity to prestigious schools, charming rural townships, and the Hawkesbury River valley. Set amidst the predominantly arable parcel, this versatile property features a generous 70 metre road frontage along the quiet Old Stock Route Road. With a town water supply and a dam, the lot caters to various rural uses, making it an ideal choice for those seeking a hobby farm, keep horses, or for small scale agricultural production. The single level, double brick, country-inspired cottage has been newly renovated, conveying modern comfort while retaining a welcoming warmth and character. Accommodating the whole family with its flexible 3 bedroom layout and ample home office space, the bedrooms all allow direct access to the exterior, with 2 rooms afforded large built-in robes. A wall-to-wall sandstone feature wall houses an open fireplace, complementing the light filled living room, with an adjoining rumpus room also presenting a combustion fireplace. The newly crafted kitchen provides abundant storage, brand new appliances, and an island bench, which flows through to a dining space, accompanied by a second combustion fireplace. Furthermore, the homestead boasts an expansive covered outdoor area with over 85 square metres of alfresco living space for quiet relaxation, overlooking the property, or entertaining family and friends. As an added bonus, the estate features several substantial work sheds, the largest measuring 11x18 metres, with high lift doors, a high clearance workshop area, and two mezzanine levels or storage spaces. Features: - Peaceful property nestled on a 5 acre grove - Versatile property with a generous 70m road frontage - Predominantly arable parcel with a town water supply and a dam - Newly renovated homestead with modern comfort and character - Flexible 3 bedroom layout with additional home office space - All bedrooms with direct exterior access, 2 with built-ins - Light filled living room with sandstone feature wall and open fireplace - Brand new kitchen with ample storage, new appliances, and an island bench - New electricals throughout and home alarm system - 2 combustion fireplaces, 1 in dining room and 1 in rumpus room - Reverse-cycle air-conditioning in dining room and lounge room - Expansive 85 sqm covered outdoor area with ceiling fans - 11x18 m high clearance work shed with mezzanine levels - Additional rural work sheds ideal for storage and farm machinery - Ideal for trucks - 2 minute drive to Arndell College and Oakville Primary School - 10 minute drive to shops, supermarkets, and hospital in Windsor. Speak to your friendly Cutcliffe agent today to organise a visit.