

212 Eathorpe Road, Armidale, NSW 2350

Sold Acreage

Friday, 22 December 2023

212 Eathorpe Road, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 2

Area: 48 m²

Type: Acreage



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\$1,980,000

Step into country living at its finest with the impressive property 'Willow Lea'. It's not often a property comes along that offers the perfect blend of serious farming infrastructure with extensive lifestyle features. Set on an expansive 119.6 acres, this estate is ideal for anyone looking to carve out their ideal life on the land. The property boasts a recently constructed 4-bedroom house with 3 bedrooms featuring built-in robes, a master suite complete with spacious ensuite, walk-in robe and French doors that lead to a private, undercover deck. Enjoy family time in the open-plan kitchen, living and dining area that opens to sizeable outdoor entertaining area through double doors. There's a secondary 2-bedroom flat for storage or shearers quarters on the premises. The home is comfortably heated with ducted heating, while the galley kitchen comes fully equipped. All this is located astonishingly close to town, whilst offering stunning views over a rural landscape that leads down to an impressive 700m of 'Commissioners Waters' river frontage. Not only does this river offer limitless potential for leisure activities, but provides irrigation water for 80 acres of land. The property is also equipped with extensive farming infrastructure, making it perfect for those wishing to enjoy a rural lifestyle (full list below). Whether raising kids, livestock, or both, this property will be very hard to beat in either regard. This is country living at its best - don't miss this opportunity to own a piece of rural paradise, get in touch today. Features:- orchard/edible gardens - approx. 13 varieties of fruit trees - 2x water licenses, totaling 246 mega litres attached to 'commissioners waters' - single stand shearing shed with grating - two room shearers quarters with toilet/shower area (inside the large shed) - 6.5km from town - undercover sheep race & yards/stables with power & water - machinery shed (15 x 12 approx.) with power - approx. 44 x 8.5 shed with power (including concreted workshop area) - 60 tonne Leon Cook Silo - garbage collection - approx 700m frontage to Commissioners Waters - 20,000 gallon concrete tank supplies garden/stock/domestic - 100,000L tank to the house - Fully ducted reverse cycle heating/cooling to all rooms - two gas hot water systems supplying water & gas cooktop - SMEG appliances - sheep/cattle yards - 4 dams - 3 phase irrigation pump and underground mains which roughly irrigates 80 acres.