

**2555 Armidale Road, Blaxlands Creek, NSW 2460**



**Cropping For Sale**

Wednesday, 24 January 2024

2555 Armidale Road, Blaxlands Creek, NSW 2460

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 49 m2**

**Type: Cropping**



John Cameron  
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## AUCTION

Auction Details: Wednesday 14th February 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Situated approximately 20 minutes from South Grafton, the sprawling 122 acres (approx.) offers a blend of versatile land, ranging from fertile grazing pasture to rocky terrains. 2555 Armidale Road is more than a home, it's a rural retreat that promises a lifestyle of peace, privacy, and pastoral pleasure. Do not miss your chance here. We are selling. This expansive property is ideal for equine enthusiasts and livestock grazers alike, with multiple well-maintained paddocks that have comfortably housed over 20 horses, providing ample space for cattle and horse rearing. At the heart of the property is a charming main residence, encompassing three cozy bedrooms and a single bathroom equipped with a luxurious spa bath. The home is completed by two versatile studies, one currently serving as a spacious walk-in-robe, catering to your storage and work-from-home needs. An open-plan kitchen and dining area seamlessly transitions into a formal living room, anchored by a warming fireplace and opening onto the verandah, creating an inviting atmosphere for relaxation and entertainment. The fully fenced house yard is a safe haven for dogs, ensuring they have plenty of space to roam without wandering too far from home. Please refer to the floorplan provided for an understanding of the layout. Outdoors, the property boasts a large, 3-bay barn-style colourbond shed, providing extensive storage and workspace for farming equipment or recreational vehicles. Adding to the attraction is an off-the-grid cabin situated above the main dwelling. Featuring its own gas and a small solar system, this cabin offers an intimate guest accommodation. The property also offers a refreshing swimming pool, a perfect spot for leisure during warmer days, and a dam that adds to the property's self-sufficiency. Water resources are abundant, with a connection to raw water, ensuring that the land and livestock are well catered for. This property is not just a residence but a lifestyle, providing an opportunity to merge rural living with the comforts of home. Notable features include:- Approximately 122 acres- 3 bedroom, 1 bathroom main dwelling- 1 bedroom, 1 bathroom cabin (off-grid)- 3 bay barn shed - Swimming pool- Fully fenced house yards- Connection to raw water- 20 minutes to South Grafton CBD Mark your calendars, as this unique property will be going under the hammer at auction on the 14th of February. Whether you're seeking a rural lifestyle change or a productive agricultural venture, 2555 Armidale Road presents a rare opportunity you do not want to miss. Contact John Cameron & Jake Kroehnert from Ray White TKG on 0409 377 181 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.