

29 Kelly Lane, Spring Terrace, NSW 2798



Lifestyle For Sale

Friday, 1 December 2023

29 Kelly Lane, Spring Terrace, NSW 2798

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 17 m2

Type: Lifestyle



James Walton

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\$1,480,000

As you reach the top of the picturesque 400m tree lined driveway the homestead is revealed standing behind a neat white picket fence. Featuring 4 bedrooms, 2 bathrooms, an office, a very large sunroom, an open plan living, dining and kitchen area means this property has plenty of room for the whole family. Large, enclosed sunroom at the back of the house takes advantage of its North facing aspect to provide an abundance of light and heat. Well established, low maintenance gardens surround the home. Featuring an abundance of fruit and nut trees, shrubs and a chook run. 44 acres of fertile volcanic soils, separated into 7 paddocks (water trough to each), 1 stand shearing shed and a separate machinery shed. Situated just 16kms from Orange and 13kms from Millthorpe you are located within easy reach all of the services you will need whilst also enjoying the feeling of complete tranquility. A perfect property for those looking for space whilst being within easy reach of all facilities – shops, schools (Spring Terrace, Spring Hill, Orange and Millthorpe), airport (4kms), hospital (Orange), chemist and medical centre (Millthorpe). Features include:

- Main bedroom has an ensuite and walk in wardrobe
- House is heated by hydronic heating and also features a fan forced combustion fire
- All bedrooms feature French doors that open directly to the garden and verandah
- All new guttering on the house which feeds rainwater tank with approx. 25,000L storage capacity
- Water supply to house is supplemented by connected bore
- Solar hot water system
- 6KW solar system recently installed
- 7 paddocks each with fencing and water supply
- 1 stand shearing shed with capacity for approx 100 lambs
- Established fruit orchard featuring mature trees and shrubs – apple, apricot, plum, fig, walnut, almond, raspberry, peach and pear

Land size: 17.96Ha (approx. 44 acres) Council rates: \$345 per qtr* Approximately

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.