

294 Averys Lane, Buchanan, NSW 2323

Sold House

Friday, 29 September 2023

294 Averys Lane, Buchanan, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 10 m2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

\$1,400,000

Property Highlights:- 10.85 glorious hectares to call your own in the idyllic township of Buchanan, just a short drive from the conveniences of city living.- Appealing brick residence with a light filled, open plan living and dining area.- Spacious kitchen with freestanding Westinghouse oven, Samsung dishwasher, 40mm benchtops, a tiled splashback, dual sink with a view out to the yard + ample storage.- Three generously sized carpeted bedrooms, all with built-in robes and ceiling fans.- 2x electric gates to driveway with programmable code locks.- 3 zoned Daikin ducted air conditioning, 3kW solar system, 3 water tanks totalling 66,000L with filtration system + Envirocycle septic system- Massive 10.85 hectares of land with 4 fenced paddocks perfect for horses, established gardens around the home, post and wire fencing throughout + adjoining bushland revealing tranquil creeks and rock pools to explore.- Separate 4 car garage plus a farm yard shed for all your cars, tools and gear!- 1980 build.Outgoings:Council Rates: \$3,307.18 approx. per annumRental return: \$650 approx. per weekSet in the idyllic township of Buchanan, this charming brick homestead, sitting on a massive 10.85 hectares of land delivers an ideal rural escape, whilst still enjoying all the conveniences of city living, just a short drive away!Perfectly positioned, this stunning property enjoys all the benefits of rural living, whilst being within a short 5 minute drive of Kurri Kurri, within minutes of the Hunter Expressway, connecting you to Maitland and the Hunter Valley in 20 minutes, Newcastle in 45 minutes and a mere 30 minutes to the pristine shores of Lake Macquarie, offering access to all the best sites and delights of the Hunter region in no time.Framed by a sweeping front lawn, traditional wood fencing, charming gardens and established trees, this appealing brick and tiled roof home built in 1980, provides a lovely first impression. Making your way to the residence, you'll arrive at an inviting front porch that wraps around the house, providing the perfect spot to enjoy your morning coffee and sundowner of an evening.Stepping inside, you'll enter the spacious open plan living and dining area, with three large windows, bathing the area in natural light, whilst providing lovely views across the yard. You'll be pleased to find 3 zoned Daikin ducted air conditioning in place, ensuring you'll relax in comfort all year round.The generously sized kitchen is located adjacent, with ample storage in the surrounding cabinetry, plenty of room atop the 40mm benchtops for your food preparation needs, a tiled splashback, and a dual sink with a view out to the yard. There are quality appliances in place including a Samsung dishwasher and a freestanding Westinghouse oven and cooktop, ready to start creating all your gourmet meals, straight away.Three large bedrooms are located down a private hallway, all enjoying the convenience of built-in robes and the comfort of ceiling fans and plush carpet underfoot. Servicing these rooms is the main family bathroom located along the hall which features a separate shower and bathtub, and the convenience of a separate WC. A dedicated laundry room is located close by, with direct access to the yard, an added extra.Storage of your cars and farm yard gear will pose no issue in this estate, with a separate four car garage in the yard, complete with a 3kW solar system installed overhead, sure to be appreciated well into the future. This wonderful acreage home includes 3 water tanks totalling 66,000L with a filtration system, plus an envirocycle septic system.The property consists of over 26 impressive acres to call your own, with four spacious, fenced paddocks perfect for horses, established gardens around the home, and plenty of space to create the rural lifestyle of your dreams. The timber farmhouse fencing wrapping around the home is also perfectly set up for pets. A short meander through the adjoining bushland reveals tranquil creeks and rock pools to explore, providing a natural playground to enjoy, right at your back doorstep.A property offering such an idyllic rural lifestyle, within easy reach of city conveniences, is sure to attract a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.Why you'll love where you live;- Moments to the Hunter Expressway connecting you to the city, vineyards or coast in no time!- A mere 5 minute drive to the township of Kurri Kurri.- A short 20 minute drive to Maitland's heritage CBD and revitalised riverside Levee precinct, offering cafes, retail and events to enjoy.- 20 minutes from all the gourmet delights of the Hunter Valley Vineyards.- A 45 minute commute to Newcastle's city and beaches.- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options nearby.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. 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