

3 Killaloe Lane, Eagleton, NSW 2324



Sold Mixed Farming

Wednesday, 11 October 2023

3 Killaloe Lane, Eagleton, NSW 2324

Bedrooms: 7

Bathrooms: 2

Parkings: 3

Area: 209 m2

Type: Mixed Farming



Dee Braithwaite
0458206063



Andrew Wall
0423234723

Contact agent

'Dori-Bank' A rare 500+ acre holding with six titles centrally located to Newcastle, the Hunter Valley and Port Stephens, presenting an idyllic farming lifestyle. Offered for the first time in 71 years, 'Dori-Bank' boasts the perfect balance of flat cropping and grazing country, plus gently undulating bushland and timbered ridges with breathtaking vistas toward Nelson's Bay. Run as a dairy farm for 48 years (the past 22 with Angus beef), the property can comfortably hold 100 cows & calves. Bushland beyond provides the ultimate adventure playground with well-maintained 4WD tracks and an abundance of flora and fauna. The family homestead has been meticulously maintained with original Spotted Gum and Iron Bark flooring blending beautifully with new renovations. There are several living and dining spaces to relax and entertain, four good sized bedrooms with delightful country views, a renovated kitchen and bathroom, plus two sunrooms to capture year-round warmth. Away from the main residence is a three bedroom farmer's cottage on a separate title - ideal for workers/in-law accommodation. Whether you're seeking a working farm close to the coast, future development opportunity close to Raymond Terrace and Newcastle, or your own private acreage estate, 'Dori-Bank' encompasses it all. The Land *Approx. 518.13 acres (209.68 Ha) *6 titles - Lot 8 / DP 56479, Lot 10 / DP 56479, Lot 11 / DP 56479, Lot 12 / DP 56479, Lot 18 / DP 56758 and Lot 19 / DP 56479 * Zoned RU1 - Primary Production & RU2 - Rural Landscape *Mixture grazing/ flat cropping *Bushland & timbered ridges *Views to Grahamstown Dam & the Bay *20+ paddocks *7 dams *Excellent pastureland *Abundance of water *Approx. 1,150mls (45 inches) annual rainfall The Home *Spacious open plan kitchen with island bench, quality appliances including gas cooktop and pyrolytic self-cleaning oven + 2 draw dishwasher *4 good sized bedrooms (2 with sunroom access) serviced by a modern main bathroom with open plan shower + separate bathtub *Inviting living, dining, and family spaces *Enormous family room with polished concrete floors & combustion fireplace overlooking country gardens *Internal laundry with second toilet Other Features *3 bedroom worker's cottage on its own title (approx. 35 acres) *Hay shed, machinery shed, old dairy, storage shed + double garage *Gravity fed troughs *Cattle yards *Good fencing *Storage sheds/stable + garaging for multiple vehicles *Tank water + septic tank Location (approx.) *11 km to Raymond Terrace *26 km to Maitland *28.5 km to Newcastle Airport *39.2 km to Newcastle *51 km to Nelson Bay *70.8 km to Hunter Valley Vineyards *181 km to Sydney Inspections strictly by appointment For a full information memorandum or to arrange a private viewing please contact Dee Braithwaite 0458206063 or Andrew Wall 0423234723 Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.