

**31 Allan Cunningham Road, Scone, NSW 2337**

**WARBURTON**

**Sold House**

Saturday, 4 November 2023

31 Allan Cunningham Road, Scone, NSW 2337

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2 m2**

**Type: House**



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**\$960,000**

• Located just moments from Scone CBD, this picturesque 5 acre block provides a rare opportunity to purchase an affordable, picturesque horse property. • 4 generously sized bedrooms all with built in wardrobes, new ceiling fans & new split system A/C in 3 bedrooms • The spacious master bedroom is complete with built in wardrobe and large ensuite • Entertain in the superbly renovated kitchen, with central island bench, soft touch kitchen drawers, Caesar stone bench tops & plenty of storage. • Spacious living room with split A/C that flows through to a cosy sitting room • Freshly painted interior, new windows & doors + new timber flooring throughout has totally transformed this home • Covered outdoor entertaining area offers country living at it's best - enjoy the incredible sunsets & stunning views over the Rossgole ranges • Benefit from a 5kw solar system - reducing your energy costs • Large fully fenced level house yard with new plantings of Manchurian & Snow pears • Fenced into 3 paddocks with electric fencing - making it easier to manage • Large shed with 3 stables & double shelter in the paddock which could be easily converted into 2 stables • Feed shed, float storage shed, day yard + round yard & wash bay • A secure 2 bay shed/workshop with power offers versatility for hobbies or a home business • The property is connected town water supply. Additionally 2 x 37,500L rainwater tanks with pumps + the option to connect to a bore • A great opportunity to own your own piece of country in the Horse Capital of Australia, just 2 hours from Newcastle & 3.5 hours from Sydney