

# 31 Oxbow Place, Clarence Town, NSW 2321

## Acreage For Sale

Thursday, 6 June 2024



31 Oxbow Place, Clarence Town, NSW 2321

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 8**

**Area: 1 m2**

**Type: Acreage**



Kristy Resevsky

**\$990,000**

This is your opportunity to enter the acreage market and create the ideal hobby farm just minutes from the centre of town! Nestled in a peaceful cul-de-sac within the well established 'Riverdowns' acreage estate, the country style 3 bedroom home is positioned on 4.39 acres with all the extras including solar system, air-con and a cosy combustion fire you'll love this winter! With two huge sheds, granny flat potential, stables, dam, veggie gardens and chicken coop, this property is ready for you, your family and furry or feathered friends to move straight on in. Embrace an affordable hobby farm lifestyle in an idyllic location, surrounded by the natural beauty of Wallaroo National Park's walking and riding trails, and the pristine waters of the Williams River, perfect for swimming, fishing, water skiing, and wakeboarding. Constructed in 2017 by Austam Homes, the clad residence on bearers and joists features a Colorbond roof and full-length front and rear covered timber verandahs, adorned with an established grapevine changing colour with the seasons, providing the perfect place to relax and soak in the morning sun. The spacious kitchen is filled with morning light, and equipped with white cabinetry, stone-look laminate benchtops, a large corner pantry, ample cupboards and bench space, and is complete with a stainless steel Euromaid four-burner gas cooktop and electric oven. Separate living and dining areas are enhanced with large picture windows, reverse-cycle air conditioning and a Scandia slow combustion wood-fired heater on a tiled hearth - with winter on our doorstep, there's nothing better than cosy nights by the fire. Timber-look floating floorboards, ceiling fans, and window coverings throughout add to the home's appeal. The private master bedroom offers an ensuite, triple door built-in robe, and sliding door access to the rear verandah. Two guest rooms at the far end of the home feature double built-in robes, and the main bathroom boasts a shower, floating vanity, bathtub, and two-way access via the hallway and laundry for easy access after a day outside in the garden. Outside, the shed facilities are amazing! Featuring a secure 3-bay, 10m x 15m Colorbond shed with a 10m x 4m side awning, concrete base, power, and lights, including a workshop area. It also has three front roller doors, one side roller door, and one side PA door with a security screen access. Inside, there are two horse stables (3m x 3m), a 5.5m x 3m lined room ideal for tack and feed storage, and a trendy internal bathroom with a shower, vanity, toilet and electric hot water system offering great granny flat potential. Additionally, there is a 4-bay, 16m x 7.3m Colorbond machinery shed with high clearance and a concrete base, two bays are enclosed on three sides, the other two bays are open, suitable as an entertaining space, or for storage of the caravan, boat, or horse float. The land is level to gently undulating with a stunning rural outlook, fully fenced with solid timber posts and square wire mesh to keep your farm friends secure. There is a gated gravel driveway entry with turning circle and ample hard-stand parking, a large stock dam with irrigation lines, a secure chicken coop, and a small animal holding yard. The property also features a variety of raised vegetable gardens, citrus trees, and beautifully established gardens. Utility information includes four water storage tanks (three for drinking water, one for river water), a one mega litre per annum allocation of river water from the Williams River for garden irrigation, a stock dam with irrigation lines, and an Enviro-cycle septic system. The property has mains power supply, complimented by a 6.8kW solar system with 30 panels, reverse-cycle air-conditioning, slow combustion wood fire, gas hot water system, gas and electric cooking appliances with gas bottle supply, fixed wireless NBN available, council rubbish collection (general waste and recycling), and Australia Post mail service. Dungog Shire Council rates are approximately \$643 per quarter, and the property is zoned R5 Large Lot Residential. Conveniently located close to town amenities, this property is 2 km to Clarence Town, 17 km to the Pacific Highway, 24 km to Dungog and Raymond Terrace, 33 km to Maitland, 40 km to Newcastle Airport, 60 km to Newcastle, 50-65 km to Tea Gardens/Hawks Nest or Nelson Bay/Port Stephens, and 200 km to Sydney. Make this idyllic rural escape your own and start living the hobby farm dream today! Call Kristy Resevsky on 0488 677 000 to book your inspection.\*\*\* Copy this link to access the full list of inclusions: <http://bit.ly/InvisibleValue-31Oxbow>\*\*Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.