

# 324 Old North Road, Lochinvar, NSW 2321

## Sold House

Friday, 1 September 2023

324 Old North Road, Lochinvar, NSW 2321

Bedrooms: 7

Bathrooms: 4

Parkings: 13

Area: 10 m2

Type: House



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**\$1,900,000**

Property Highlights:- Outstanding 25.10 acre property set in the lovely township of Lochinvar.- Two spacious homes offering a total of 7 bedrooms and 4 bathrooms.- Both kitchens feature high end appliances, 20mm Caesarstone benchtops, plenty of storage and quality inclusions throughout.- Split system air conditioners, ceiling fans and large format tiles throughout.- Spacious outdoor entertaining areas with stunning views of the countryside.- 6 post and wire fenced paddocks with a range of shedding and water storage options at hand.- 9 water tanks totalling ~78,000L of storage. - Attached garages to accommodate a total of 13 cars.- Powered 6 bay shed, a 4 bay shed, a 2-car carport with extra clearance for the van or horse float + single carport on second dwelling.- ~10.36kw solar system, 3-phase power + solar powered electric entry gates.- Underground transpiration system to house one / underground septic transpiration to house two.- Electric hot water to both homes, individually metered.- NBN Satellite.- And so much more!Outgoings: Council Rate: \$1,159 approx. per annumRental Return: \$770 approx. per weekOffering a rare chance to secure not one, but two homes, set on a stunning 25.10 acre parcel of land, we proudly present this remarkable property to the market, offering one lucky new owner the chance to secure their dream acreage lifestyle, in the highly sought Hunter region.Set in the picturesque township of Lochinvar, this unique location offers a rural feel, whilst still enjoying all the conveniences of city living, with a range of quality schooling, local shopping centres, homemaker outlets, and recreation facilities just moments from home. An added bonus is the short 15 minute drive to the sights and delights of the Hunter Valley Vineyards, offering the chance to enjoy acclaimed restaurants and cellar doors as you please.The sprawling 10.16 hectares of land is divided into 6 fenced paddocks, with a range of shedding to house your farmyard gear, and a total of 9 water tanks totalling ~78,000L of storage to keep the estate thriving.Set back from the road, the appealing residence built of a brick and tiled roof construction houses two homes, separated by a carport, providing the perfect solution for those looking to accommodate extended family or for guest accommodation. Stepping inside the main home, a spacious open floor plan with gleaming large format tiles and contemporary downlighting in the hall provides a lovely first impression. Designed for relaxed family living, you'll find plenty of space throughout the home for everyone to unwind, including the large air-conditioned living room at the entrance, bathed in natural light from windows and glass doors opening out to the front verandah. Located adjacent is a handy family room/study, ideal for a home office or homework in the afternoons. At the centre of the home is an impressive open plan dining/kitchen area, complete with split system air conditioning, providing the perfect setting for connecting with loved ones at mealtimes. The generously sized kitchen delivers plenty of storage space in the surrounding white cabinetry, ample room atop the gleaming 20mm Caesarstone benchtops, and quality appliances including a 900mm Westinghouse oven, a five burner cooktop, and a newly installed dishwasher, making clean up a breeze. Set aside to one side of the ground floor are three bedrooms, two enjoying the comfort of split system air conditioning, one a built-in, and another with both a walk-in robe and a well appointed ensuite. The remaining rooms are serviced by the main bathroom located nearby which features a separate shower, bath and WC. The master suite is a sight to behold, located on the upper level, this impressive space includes a walk-in robe, an ensuite complete with a corner bath, shower and a separate WC, with both split system a/c and a ceiling fan in place, ensuring you'll relax in comfort during all seasons. Completing this perfect parent's retreat is the direct access to a balcony, providing sweeping views of the countryside to enjoy at your leisure. Additional living space is located on this floor, perfectly suited as a family room or dedicated lounge area for the adults of the home. Glass sliding doors in the dining room connect the indoor/outdoor living spaces, opening out to a huge, covered alfresco area, providing the perfect setting for all your outdoor cooking, dining and entertaining needs. The second home, with a dedicated entrance, welcomes you directly into a spacious living room, complete with large format tiles, contemporary lighting and both a ceiling fan and split system air conditioning to keep you comfortable all year round. There are three carpeted bedrooms on offer, all enjoying the convenience of built-in robes, and one with a ceiling fan in place. These rooms are located close to the family bathroom, which boasts a stylish design with chic black fittings, and a clever three way design that offers a separate bath, shower and WC. At the heart of the home, you'll find the air-conditioned dining room and kitchen, which boasts quality appliances including a Smeg dishwasher and a freestanding 900mm Euromaid oven, ready to whip up your gourmet creations, straight away. There is ample storage on offer in the surrounding cabinetry and plenty of space atop the 45mm stone benchtops for all your food preparation needs. Stepping outside reveals a large enclosed sunroom, perfect for relaxing and entertaining year round, with an open alfresco area adjacent, ready for your BBQs and evenings under the stars. Storage of your cars will pose no issue on the estate, with an attached garage to the main house which is large enough to house 4

cars and an attached single carport to the secondary dwelling. There is plenty of space for your tools and farmyard toys as well, with a powered 6 bay shed and an additional powered 4 bay shed complete with 2.6m high roller doors in place. There is a 2 car carport with extra clearance, perfect for the van or horse floats, two 3x2m storage containers, and a further two garden sheds, offering all the storage space you could desire. The six paddocks throughout the estate all include post and wire fencing, with a selection of day shelters and water storage options, ready for you to start working the land as you please. A property of this nature, offering versatile living options across two dwellings, set on such an impressive parcel of land is sure to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to arrange their inspections. Why you'll love where you live; - Enjoy your own 25.10 acres of land with two dwellings to accommodate extended family and guests. - 10 mins to Rutherford with schools, Homemakers centres, 3 major supermarkets, sporting fields, bowling clubs, pubs, restaurants etc - 5 minutes to St Joseph's College & St Patrick's Primary School Lochinvar - 50 mins to Newcastle CBD & beautiful beaches - 15 mins to the Hunter Valley Vineyards - 2 hours to Sydney - 1 hour to the pristine shores of Port Stephens\*\*\* Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.