

395 & 397 Paterson River Road, Gresford, NSW 2311



Mixed Farming For Sale

Tuesday, 14 May 2024

395 & 397 Paterson River Road, Gresford, NSW 2311

Bedrooms: 7

Bathrooms: 2

Parkings: 5

Area: 26 m2

Type: Mixed Farming



Sharon Hill

\$2,500,000

'Brinkburn', the perfect rural lifestyle property comprising 26.93 hectares (66.52 acres) offering 2 titles, lends itself to a mixed farming enterprise and is ideally situated in a picturesque rural location in a tightly held locale in the Hunter Valley. This property has been the heart and soul of the Wilson family for over 90 years and now a once in a lifetime opportunity presents itself for the astute buyer. This property offers extensive and breathtaking Paterson River frontage which provides a host of recreational pursuits including beautiful picnic spots, swimming holes and fishing, all at your back door. This is a rare opportunity to secure a superb productive property, only 4 kms from the township of Gresford.

- Very fertile country comprising river flats rising to undulating rolling hills
- Impressive 1.35 km river frontage to the picturesque Paterson River with a 35 Meg water license
- 8 hectares (20 acres) of improved alluvial river flats for irrigation and grazing
- Two homesteads, both with spectacular views: original 1920's weatherboard homestead comprising 3 spacious bedrooms, 11 ft ceilings, wrap around verandahs and all the features one would expect in a home of this era
- 2nd home, on a separate title, is currently being utilised as the main homestead, has recently undergone a tasteful renovation and comprises 4 bedrooms, all with large picture windows, modern kitchen and bathroom and spacious lounge room. A separate self-contained flat is also situated on this title.
- Extensive improvements include, 2 x 150 m sheds, 1 x 180 m shed, 1 x 130 m shed and 3 silos
- Boundary fenced with internal fencing comprising several main paddocks
- Electricity is well covered with three phase power, a large backup generator and a 99 KW solar system (approx. 225 panels)

This property is the epitome of country living and offers a relaxed and productive rural lifestyle. Abundant water, stunning valley views and extensive improvements all combine to make this Paterson River farm a very desirable property. Irreplaceable on the market. Located in a tightly held and highly sought after area only 4 kms from Gresford, 35 mins to Singleton, 40 mins to Maitland, 1 hour to Newcastle, 3 hours from Sydney. Contact Sharon Hill on 0409 939 737 to arrange your private inspection.