

41 Trefolly Road, Singleton, NSW 2330

Bailey

Sold Other

Wednesday, 29 November 2023

41 Trefolly Road, Singleton, NSW 2330

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 14 m2

Type: Other



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Contact agent

"Blackacre" presents as the ultimate rural lifestyle property for an outgoing family looking for a bright, spacious family home, room to move and options for additional income sources. Constructed in 2013, this contemporary rural 5 bedroom family home is complete with modern finishes, open plan living, dining, kitchen with stone benchtops and sensational wide verandahs on four sides. The home's predominantly neutral colour scheme features the practicality of tiles throughout the living areas and carpet in the bedrooms, the main with walk in robe and ensuite. The luxury of a six zone ducted air conditioning system is perfect for the summer and complimented by a cozy wood burner for the cooler months. There's plenty of storage under the home plus parking for one car. A bonus for wine lovers there's a 3m x 3m brick room, currently a blank canvas but begging to be fitted out as a cellar. Perfect as a hobby farm for cattle or equine pursuits, Blackacre's 14.12HA (34 Acres) has been set up into 5 paddocks, some currently under oats and irrigated via an easement to the Hunter River with water pumped into a holding dam. The property holds two water licenses of 30 units and 8 units each. The property also features a council approved studio which is currently leased through Airbnb providing the family with a fantastic rental income. Solar panels are located on the roof of the main house and a 5kw solar unit helps keep electricity bills to a minimum. In addition to this, there's also a fantastic bar/entertainment retreat with self contained kitchen and bathroom, adjacent to a two bay lock up garage. Approximately 85,500 litres of tank water is collected from the house, studio and sheds. Additional storage is supplied by two containers with igloo cover for undercover parking. The owners have done a wonderful job creating a fantastic family farm and being located under 15 minutes to Singleton makes this a very exciting proposition for those looking to escape town or as a weekend rural escape.