

43 Erringhi Street, Clarence Town, NSW 2321



House For Sale

Wednesday, 17 April 2024

43 Erringhi Street, Clarence Town, NSW 2321

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 8487 m2

Type: House



Jemma Casserly

Property Preview!

Nestled near the serene beauty of state forests and the Williams River, this lifestyle acreage epitomizes idyllic countryside living. Spanning just over two acres, it's a haven for outdoor enthusiasts and hobbyists alike, boasting ample room for boats, bikes, caravans, and all your toys. As you wander up the hedge-lined driveway, the charming home commands attention, set amidst picturesque surroundings. Inside, the open-plan living and dining areas are bathed in natural light, creating a warm and welcoming space for family gatherings and relaxation. Featuring three bedrooms, two with plush new carpeting and the third with tiled flooring and French doors, each equipped with built-in robes ensuring ample storage. With reverse cycle air conditioning and ceiling fans, comfort is assured year-round. Step outside and breathe in the fresh country air on the front verandah or the rear entertaining deck, both of which offer stunning views of the gardens and surrounding hills. A converted shed serves as a self-contained studio, providing additional space for growth and leisure. Meanwhile, other sheds cater to storage and workshop needs. For horse enthusiasts, the property boasts three well rested grazing paddocks, shelter, feed/tack rooms, an arena and proximity to endless trails. Equipped with a large solar power system, emergency generator, a heat pump hot water system, water tanks and enviro cycle septic this property stands as a beacon of sustainable living. Located in a highly sought-after pocket of town, this gem offers the perfect blend of space, comfort, and convenience, promising a lifestyle coveted by those who appreciate the tranquillity of nature and the allure of rural living.

Features:

- Situated on 8,487m² of land
- Open-plan living & dining
- Kitchen with gas cooking & dishwasher
- 3 bedrooms with built-in robes
- Bathroom with shower, vanity & separate toilet
- New carpet in bedrooms
- Ceiling fans & reverse cycle air conditioning
- Front verandah & rear entertaining deck
- Studio
- Colourbond shed consisting of single lock-up garage & workshop
- Feed/tack room
- Chicken coup
- Animal shelter & trough
- Divided into 3 paddocks, with secure fencing & ample grazing
- Established gardens
- 5 kw solar, 3.5 kw generator & hot water with heat pump
- Town water and additional 2x 15000L water tanks
- Enviro cycle septic system
- Sought after pocket of town

Travel:

- Clarence Town Centre - approx. 3.1km
- Williams River Boat ramp - approx. 3.1km
- Uffington state forest - 900m
- Maitland Hospital - approx. 35.8km
- Newcastle - approx. 57.5km
- Williamstown Airport - approx. 44.3km
- Sydney - approx. 202km

Video link: <https://youtu.be/Dz7R31u7H54>

This is your chance to make your dream life a reality by owning this breathtaking property. Don't let this incredible opportunity slip away! Call Jemma Casserly at 0456 063 397 right away and start living the life you've always dreamed of.

Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.