

**45 Parsons Road, Clarence Town, NSW 2321**



**Lifestyle For Sale**

Friday, 15 March 2024

45 Parsons Road, Clarence Town, NSW 2321

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 70 m2**

**Type: Lifestyle**



Dee Braithwaite  
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## **Auction (Unless Sold Prior)**

The perfect combination of privacy and proximity can be hard to find when it comes to locating a property to call your own. Think undulating valleys, open vistas, uninterrupted skylines... but all within a short school run to town? Where else can you find this productive mix of land with a lifestyle, other than one of the beautiful Dungog Shire's quietest corners on the outskirts of the picturesque and historic village of Clarence Town. With just over 170 acres and a well-appointed family home, Cedar Hill is the ideal property to walk in and start living your rural dreams. From fully fenced paddocks and multiple reliable water sources to the spacious shed and practical yards, the farm is ready to flourish. But it's not all about the country. The brick home is built in the best location to capture expansive views across the property from every room. With 4 bedrooms including a master suite with large ensuite, the home is set up for modern family living. The kitchen features gas appliances and a walk in pantry and flows easily in the multiple outdoor living spaces. The property is well insulated for the seasons and with established gardens and multiple entertaining areas you will no doubt spend the weekends hosting all your city slicker friends, desperate to share a slice of your rural paradise... And it's within easy reach, given you can be in Sydney's CBD in 2.5 hours, or 1 hour to Newcastle - so the regular commute is hardly a hike. Cedar Hill will suit anyone interested in a mid-size property, who still wants the connection to town just around the corner... it's the chance to have your cows and coffee convenience at the same time! Easily accessible country, perfect for cattle and horses. A good set of stockyards and numerous well fenced paddocks are ready for your agricultural pursuits. This is a rural property that offers privacy, productivity and peace and quiet all less than 10 minutes to Clarence Town and an hour to Newcastle and 2.5 hours to Sydney.\* Approximately 174 acres of undulating grazing country\* Private location\* Modern open plan kitchen with gas cooking and walk in pantry\* Ducted air-conditioning & ceiling fans throughout\* Living room with combustion fireplace\* Built in wardrobes in all bedrooms\* Master with walk in wardrobe and ensuite\* Entertaining room overlooking pool\* Multiple entertaining areas\* Established gardens\* Ample water, creek, 6 dams, tanks\* Good fencing with several paddocks\* Excellent set of steel cattle yards with crush and loading race\* Double lock up shed with workshop area

Location: Dungog 25 Km Newcastle 61 Km Newcastle airport 47 Km Sydney 206 Km

To arrange a private viewing please contact Dee Braithwaite on 0458 206 063 or Andrew Wall on 0423 234 723

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