

46 Aberglasslyn Lane, Aberglasslyn, NSW 2320



House For Sale

Friday, 29 March 2024

46 Aberglasslyn Lane, Aberglasslyn, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 17 m2

Type: House



Todd Fisher
0438592920



Ben Cotton
0249335511

Auction Guide \$1.95M

Set upon a fantastic & fully workable 40 acres with super easy access, this outstanding acreage property would make a perfect weekender, or permanent place to call home – either way you look at it though, acreage of this size & in this locality rarely hit the market, so you'll want to prime yourself up to secure this perfect piece of Hunter Valley brilliance. The residence, a classic 3 bedroom brick & tile home with a fit out that has undergone updates over the years, while still offering ample opportunity for the next owner to place their personal touch. Ideal for the up-sizers or down-sizers to rural holdings, the home promotes multiple living spaces to cater to the whole of the family's needs – well positioned on the block to take in an aspect from each window you look out of, from the kitchen & living, to the rear sunroom & huge undercover deck space peering out over your expansive holding. Each of the 3 bedrooms offer built in storage & the master boasts its own walk through robe & ensuite bathroom – very on point with modern trend for a home built in the 1990's! Outside, the acreage is almost 100% arable land making it the ideal hobby farmer, where you can run your livestock and grow your own produce – should that be for feed or sale. Bordering onto the Hunter River, there is approximately 280m of direct river frontage as well as a dam on the high side, so water for stock & produce is plentiful, coupled with an 18 Megalitre irrigation license. Thoughtful foresight complements this with multiple irrigation points throughout the property, meaning this farm is perfectly equipped for agricultural pursuits – and town water is also supplied! You'll also discover essential infrastructure already in place, such as machinery shed, stables, hay and feed sheds, holding yard, and loading race, providing you everything needed for efficient farming & rural living from day one! All that we're missing now is you, the next fortunate owner to call 46 Aberglasslyn Lane home.....Offering a super close to town location, being a short drive to schools, shops & transport, all the while feeling a world and half away, this is a special offering & we are proud to play a part in your next special steps. Mark your calendar for Public Auction, May 4th 2024 10am on-site. Proudly presented by LJ Hooker Maitland-act now! Contact Todd Fisher at 0438 592 920 or Ben Cotton at 0434 638 822 for details and inspections. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries