

# 480 Duckenfield Road, Duckenfield, NSW 2321

## Sold House

Friday, 25 August 2023

480 Duckenfield Road, Duckenfield, NSW 2321

Bedrooms: 3

Bathrooms: 3

Parkings: 8

Area: 19 m2

Type: House



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**\$1,925,000**

Property Highlights:- 47.3 acres with lush pastures and sweeping views, plus a spacious residence, offering a country escape within moments of city conveniences!- Majority of land is flood free which is extremely rare in this part of the Hunter.- Open plan dining/kitchen, formal living and dining + a massive rumpus room with a Masport freestanding combustion fireplace.- Three carpeted bedrooms, all with built-in robes, the master with split system a/c + a well appointed ensuite.- Large kitchen with timber cabinetry, a freestanding oven, dishwasher, 40mm benches + a breakfast bar.- Split system air conditioning, 3.8 kW solar system, satellite NBN, transpiration septic system, water storage tank + town water.- Large alfresco area looking over the sparkling inground pool.- Large dam, shedding, horse stables, kidding sheds + post & wire fencing throughout.- A double garage with a tool shed and workshop/craft room, double carport + an extra 4 car shed for all your farmyard gear!Outgoings: Council Rates: \$4,258.76 approx. per annum Water Rates: \$219.9 approx. per annumRental Return: \$1,100 approx. per weekPresenting a chance to secure the acreage lifestyle you've been searching for, this impressive property includes a delightful, spaciouly designed home, resort style living in the yard, and enough storage to keep the cars, tools, tractors and more!This impressive estate features 47.3 sprawling acres enjoying distant views of Mount Sugarloaf and the Hunter River, with lush pastures, horse stables, a hay shed, kidding sheds, a dam with a nature island, town water, post/wire fencing, and an impressive 6000 local native trees planted over the past 20 years, drawing wildlife from near and far. Ideally located just 10 minutes from both Raymond Terrace and the booming Thornton district, this incredible opportunity provides your very own acreage estate to enjoy, whilst still being close to all the city conveniences you'll require. In addition, you'll be delighted to find the school bus stops right at the front gate, with garbage and postal services provided to the home.Further afield, you'll be pleased to find Maitland's heritage CBD a 20 minute drive, along with the city lights and beaches of Newcastle, and the gourmet delights of the Hunter Valley Vineyards just 40 minutes from home! Newcastle university is also only a short 26 minute drive.Set back from the road, you'll travel along a lovely tree lined driveway before arriving at the home, framed by established trees and irrigated front gardens, with a spacious porch at the entry, delivering a warm welcome on arrival.Stepping inside you'll enter the spacious foyer that leads to the formal lounge and dining rooms, with sliding doors bathing the area in natural light, whilst providing a lovely connection to the outdoors. Designed for relaxed family living, you'll also find a spacious rumpus room located close by, complete with split system air conditioning and a Masport combustion fireplace, ensuring you'll relax in comfort during all seasons. A charming extra is a versatile room located adjacent.The open plan kitchen and dining area is generously sized, offering plenty of space to connect with family and friends at mealtimes. The kitchen features lovely timber cabinetry, 40mm benchtops, a breakfast bar, a freestanding oven, and a Miele dishwasher for added convenience.Tucked away along a private hall is where you will find three carpeted bedrooms, all enjoying the convenience of built-in robes, with large windows in place providing plenty of warm natural light. The master suite features split system air conditioning, along with a well appointed ensuite, completing this ideal retreat.The main family bathroom services the remaining rooms, offering an extra large vanity, a separate shower and a built-in bathtub, with a third bathroom located at the other end of the home, providing additional convenience for all.Sliding doors in both the dining and rumpus room open out to the yard, where you will be delighted to discover a lovely paved alfresco area overlooking the massive 13 metre long inground pool, surrounded by a grassed lawn and established gardens, ready and waiting to provide endless hours of summer fun, an added bonus is the handy third bathroom accessible from the alfresco.Storage of your cars, gadgets and farm yard tools will present no obstacle at the property, with a double garage in place that includes an attached tool shed and workshop/craft room, providing additional storage options for all. In addition, there is a double carport, along with a shed large enough for 4 cars, perfect for your tractor and farmyard gear!Added extras on offer include a 3.8kW solar system with 12 panels, a water storage tank, a transpiration septic system, satellite NBN (high speed), productive citrus trees close to the home, and irrigation throughout the front gardens, veggie patch and patio garden.Properties of this nature are rarely presented to the market. With 47.3 stunning acres to call your own, and a spacious residence ready to enjoy, all set within easy access to major town centres, this fine property is the country escape you have been searching for!With a large volume of interest expected, we encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.Why you'll love where you live;- 47.3 glorious acres to call your own, with city conveniences a short drive away.- Minutes to Millers Forest Public School, Morpeth Public School, Maitland High School, Hunter Valley Grammar School, and more!- 10 minutes from both the booming suburbs of Thornton / Chisholm and Raymond Terrace, providing all your everyday needs within easy reach.- 20

minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options close to home.- 40 minutes to the city lights and sights of Newcastle and the world famous Hunter Valley Vineyards, for all your weekend adventures.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.