

49 Brombal Road, Hanwood, NSW 2680

House For Sale

Saturday, 27 April 2024

SOUL
PROPERTY AGENTS

49 Brombal Road, Hanwood, NSW 2680

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 16 m2

Type: House



Nathan Thomas

0412335078

Auction

Auction Location: On site Rural Estate with Three Homes and Expansive Farmland 49 Brombal Road, Hanwood— an exceptional property boasting not just one, but three distinct homes, set on a sprawling 41 acres of farmland, just minutes from the vibrant heart of Griffith. This rare offering combines a very exciting opportunity to enjoy rural living with vast agricultural potential, along with the option of multiple income streams or multi-generation living.

Residence One: Spacious Brick Grandeur Experience the unexpected grandeur of the primary residence, a brick home featuring three expansive bedrooms, two bathrooms, and a secure two-car garage. Beyond the secured entry fence, discover a world of comfort with four lavish living rooms, an office, and additional storerooms, crafted for those who appreciate space.

Residence Two & Three: Charming Cottages with Limitless Potential Adjacent, find two fibro-clad cottages, each with its own unique character. Residence Two, ready for your creative touch, offers two bedrooms and has been stripped back, presenting a blank canvas for renovation. Residence Three provides three bedrooms, two generous living rooms, and undercover parking, ideal for family living or as a guest retreat.

Agricultural and Storage Mastery The property's extensive agricultural facilities include five large machinery sheds with high ceilings and workshop areas, perfect for any farming or mechanical needs. With triple frontage access from Murrumbidgee Avenue, Brombal Road, and Little Road, the functionality of this estate is unparalleled. The Great Outdoors Surrounding the homes are approximately 41 acres of fertile farmland, ready for your agricultural dreams. Whether it's cropping, livestock, or more, the possibilities are endless.

Zoned RU1 - Primary Production, there is incredible flexibility to drive huge value from this location now and into the future. The peace of rural living, combined with the convenience of being just 6 minutes from Griffith's CBD, offers a lifestyle of serene productivity. This property is not just a home, but a lifestyle choice for those seeking to blend tranquil rural living with the convenience of nearby urban amenities. An opportunity as rare as this genuinely does not come along very often.

House 1 approx 450sqm*House 2 approx 90sqm*House 3 approx 185sqm* Shed 1 approx 260sqm*Shed 2 approx 65sqm*Shed 3 approx 200sqm*Shed 4 approx 400sqm*Shed 5 approx 210sqm* *sizes are an estimate of total roof area only and cannot be relied upon*