

50 Hillards, Armidale, NSW 2350

Sold Acreage

Saturday, 23 December 2023

50 Hillards, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 2

Area: 36 m2

Type: Acreage



Graham MacDougall

Range: \$970,000 - \$1,130,000

Rural Lifestyle At 36 hectares (89 acres), "Shady Springs" is a handy-sized property with quality soils and infrastructure, just a few minutes from Armidale. The drive up to the 4-bedroom homestead is lined with well-established ornamental pear trees. The home has 4 bedrooms, an office, two bathrooms and a fantastic deck from which to enjoy a break and the sunsets. The views to the north and northwest take in the valley and the local landmark of Mount Duval. The deck is effectively an extension of the inside living area. Bedrooms are generous with in-built wardrobes, and the kitchen is well-planned. Near the house is the 5-bay shed. At about 16 x 7 metres, it incorporates a workshop and has a rooftop 5.2-kilowatt solar panel array helping keep energy bills in check. A Dynamic Property There are 10 main stock paddocks and a small set of yards with a loading race located in the northwest of the property. Whilst there is a handy-sized dam near the yards, stock water is secured via a reliable bore that pumps to a 5,000-gallon tank which in turn reticulates to troughs throughout the property, including to the garden. Three other 5,000-gallon tanks store rainwater for domestic use. About 17 ha are easily arable. Soils are a mix of trap and some basalt. The fences are in good order. Summary 50 Hillards Road is a good value proposition for those looking for a property with easy access to all that the university city of Armidale has to offer, plus all the infrastructure required for a true rural lifestyle experience. For further details of "Shady Springs", please contact Graham MacDougall on 0412 220 302.