

51 Flying Fox Lane, Vacy, NSW 2421



Sold House

Wednesday, 11 October 2023

51 Flying Fox Lane, Vacy, NSW 2421

Bedrooms: 5

Bathrooms: 3

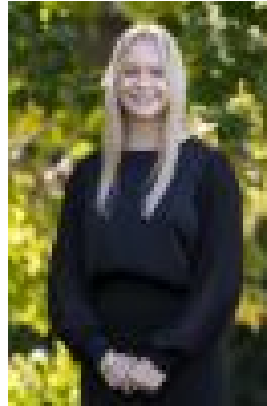
Parkings: 8

Area: 8 m2

Type: House



Jemma Casserly



Baylee Wheeler
0249922369

Contact agent

Welcome to Booyong - a stunning property that offers a harmonious blend of charm, space, and tranquillity. Set high above the banks of the Allyn River, on 21 acres of land and surrounded by neighbouring farmland, this magnificent country homestead is the idyllic rural retreat for those seeking a peaceful lifestyle. Upon arrival, you will be greeted by beautiful established gardens. Meander through the orchard and an array of trees including the Bunya Pine which stands tall and proud after being planted by the original owners to grow and lead their men back home on horseback all those years ago. With vine covered wrap around verandahs and a wisteria covered arbour inviting you inside, its just magical. The homestead itself boast country elegance and style. With high ceilings, polished hardwood timber floorboards and original windows and french doors throughout. The open plan living and eat-in kitchen is the heart of the home, soaked in sunlight from the floor to ceiling windows, this space is a warm and inviting atmosphere for the whole family to be together. The kitchen is equipped for any chef with a gas cooktop, electric oven, dishwasher and walk-in pantry. There is also a separate second sitting room with a fireplace which could be a fifth bedroom. Boasting four bedrooms and two bathrooms along with a separate self contained cottage, this property offers ample space for a large family or those who love to entertain guests. Outside, the shady wrap around verandahs and terrace lead to the inground swimming pool, perfect for relaxation and entertainment. The land offers endless opportunities for outdoor activities and agriculture pursuits, whether it be horse riding, cattle, or simply enjoying the picturesque views. The paddocks are well watered by 4 dams and two troughs and there is a 12 meg irrigation licence on the Allyn River. With a large hayshed and machinery shed, there is plenty of room to accommodate your tractor, trucks, horse float and cars. Features: • 21 acres (8.6ha) • Surrounded by idyllic farmland • Allyn River frontage (Approx 400m) • 12 meg irrigation license with kline system • 4 x dams & 2 x water troughs • Separate self contained guest accommodation cottage • Potential additional income from Airbnb • Weatherboard & iron charming country home • Wrap around verandahs • Open plan living & dining area • Kitchen with gas cooktop, electric oven & dishwasher • Walk-in pantry • Bathroom with separate shower & bath • 4 bedrooms, 2 with built-in robes • Separate family room or 5th bedroom with french doors & open fireplace • Linen cupboard • Polished floorboards throughout • Plantation shutters • Laundry with second shower & toilet • Inground swimming pool • Historic slab shed • 120,000L water supplied to house • Solar electricity (20x panels) & solar hot water • 3 phase power • Large machinery shed with concrete flooring & power • Open bay hay shed which has been rejuvenated • Steel stock yards • Open grazing paddocks • Chicken coup with run • Established gardens with fruit trees • Sought after location Rates: Approx. \$706 per quarter Zoning: RU1 - Primary Production Video:

<https://youtu.be/cpnQvzYULdk> Welcome to Vacy: <https://youtu.be/rqSGLnSGiLAL> Located in the peaceful suburb of Vacy, this property offers the perfect balance between seclusion and accessibility. Surrounded by nature, you can enjoy the serenity of rural living while still being within easy reach of essential amenities. Only 6 mins drive to Vacy Village, 1 hour drive to Newcastle and just over 2 hours to Sydney. Don't miss the opportunity to make this extraordinary property your own. The property is set to be Auctioned; however, the owners are prepared to consider offers prior. So now is the time to contact us and arrange an inspection to experience the magic of Booyong - 51 Flying Fox Lane, Vacy. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.