

513 Butterwick Road, Duns Creek, NSW 2321



House For Sale

Saturday, 11 November 2023

513 Butterwick Road, Duns Creek, NSW 2321

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: House



Lisa Coburn

02 4038 1700

Expressions of Interest

Set back from the road this 7.6-acre hobby farm called Willo'Park has the equestrian in mind and is ideal for those wanting a small rural acreage to enjoy with their horses. Beautifully styled the internal layout of this brick home has an open plan living, dining and kitchen complimented by timber rake ceilings and plenty of natural light throughout. The home features 3 generous bedrooms all with built in robes & ceiling fans while the master features an ensuite and sliding door to the yard. The home while built in the early 90's has been well kept and is neatly presented. The U shaped kitchen features marble benchtops, breakfast bench, dishwasher, electric cooktop & oven and timber cabinetry. The kitchen overlooks the living spaces making it ideal for those who like to cook and entertain with family. For comfort the home has reverse cycle air-conditioning, ceiling fans and a woodfire – perfect for those winter months. The main bathroom is spacious and features a separate bath, shower & vanity with separate toilet. There is also a separate laundry with external access. For the horse lover, the infrastructure has already been done for you with a 64mx23m all-weather surface dressage arena suitable for show jumping with drainage 1m apart & crusher dust top. The property features a 10mx10m barn style shed with 4 stables, hay storage & Tack room. There is an additional 2.6m concrete area off the front as a wash bay for the horses. There are 2-day yards with direct access into the rubber lined stables and an additional holding yard off the barn with a 20mx20m rubber lined, all weather surface round yard with lights for night riding. The stables also have a hot water system & water available. In addition to the horse infrastructure there is a 11.6m x 8.1m garage which will comfortably store your horse float, and 3 cars. The property also features an inground swimming pool which you will enjoy during the warmer months. The property is mostly timbered and divided into 5 paddocks with irrigation and automatic water troughs. The barn has a 15,000L water tank for usage and there is an additional 35,000L water tank for the house. There are 3 dams on the property with the larger dam being used to irrigate the lower paddock. The property has mains power, NBN, a transpiration septic system, tank water and is has a fully fenced boundary. The council rates are \$649 a quarter. There is also electric fencing on the horse paddocks with solar & DC Electric fencing. The home was repainted only 12 months ago, has had the gutters replaced in 2022 & the swimming pool is salt chlorinated. This property is ideal for those downsizing off larger acreage still wanting a property for their horses or small families looking to secure their first acreage with the ability to have a hobby farm. There is also a chicken coop for the ladies so you can collect your daily eggs! This property is located minutes to Paterson's Village, Shops, IGA, Butcher & The Paterson River for those who like to kayak or fish. Situated 22 minutes to Greenhills Shipping Centre at East Maitland or the new Maitland Hospital, 38 minutes to Newcastle Airport, 1 hour to Newcastle & 2.5 hours to Sydney. Expressions of Interest Expire on 8th December 2023* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.