

535 Salisbury Rd Munni Via,, Dungog, NSW 2420



Acreage For Sale

Saturday, 2 March 2024

535 Salisbury Rd Munni Via,, Dungog, NSW 2420

Bedrooms: 3

Bathrooms: 2

Area: 5 m2

Type: Acreage



Dee Braithwaite
0458206063



Andrew Wall
0423234723

Auction (Unless Sold Prior)

Ray White Rural Lifestyle Sydney proudly presents this beautiful rural holding on the Williams River, just 10 minutes outside the township of Dungog in the Hunter Valley. For Sale via Auction (Unless Sold Prior) on Friday 5th April, 2024, 11.00AM at The Farmers Wife Distillery, 1378 The Bucketts Way, Allworth NSW 2425. If you have always dreamed of a cute cottage in the country to live in or perhaps as a weekend escape, this charming cottage will win your heart. The Salisbury Valley is one of the most beautiful valleys in the district and is always sought after. Your new farm sits on a unique 14.5 productive acres with numerous lush paddocks for grazing, and the Williams River running just past the back boundary with direct access, a great spot for fishing or a quick dip. The Circa 1900's farmhouse has been lovingly renovated while keeping many of its original features. Imagine sitting on the verandah with a cuppa watching the sunrise and knowing you can just relax and enjoy the peace and quiet. The picturesque landscape is magazine worthy, with stunning sunsets over the backdrop, cattle grazing on the hill side and sounds of the country. The iconic old dairy has been restored as the perfect storage shed, and the original timber shed just nearby, a reminder of the land's rich history, as well as being the perfect setting for an evening BBQ and drinks. This oasis is only 10 minutes from Dungog and under 3 hours from Sydney, and just 20 minutes to Barrington Tops. With ample space both inside and out, this property is perfect for those looking for a tranquil escape from the hustle and bustle of city life. Your own piece of idyllic country living. The opportunity to build your own dream country home also awaits, with dual occupancy allowance.* 14.5 acres of fertile paddocks with 2 dams to support livestock grazing* New timber deck* Cosy modern farmhouse kitchen with fireplace* Casement windows throughout* 3 bedroom cottage* Main bedroom with walk-robe and ensuite* Stylish and functional main bathroom and laundry* Lounge area* Dining room overlooking paddocks* Cedar windows and doors* Hardwood floorboards throughout* Spectacular views * Firepit/entertaining area* 22,000L Water tank* Access to the Williams River for swimming, fishing and relaxing* Run as a successful Air-Bnb* Walk in walk out option excluding livestock - inclusions available upon request* Double gate access to front of property * Beautiful timber post and rail fencing Is this the character filled farmhouse escape you've been searching for? Don't miss out on the opportunity to make this property your own! Go hiking through the mountains, a day trip to the Hunter Valley wineries, or stay local and enjoy Dungog's artisan atmosphere. To arrange an inspection please call Dee Braithwaite on 0458 206 063 or Andrew Wall 0423 234 723. 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.