

57 Ironbark Drive, Clarence Town, NSW 2321

Sold Acreage

Tuesday, 19 March 2024



57 Ironbark Drive, Clarence Town, NSW 2321

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 14 m2

Type: Acreage



Kristy Resevsky

\$860,000

Escape to tranquillity on this expansive 35.43-acre retreat nestled within 'The Meadows,' an exclusive estate boasting larger acreages and unparalleled seclusion. Embrace the opportunity to transform this unique parcel into the site of your envisioned dream home. The front portion of the property unveils approximately 8 acres of cleared land, presenting an already prepared, level building site awaiting the construction of your dream residence. With ample space for a home, pool, sheds, hobby farm facilities, and sustainable gardens, there's also room for the family, both human and furry, to roam freely. Overlook the substantial stock dam with a 3 megalitre capacity, a crucial water source ensuring abundance for livestock, gardens, and landscaping. Venture further into the property, and you'll discover timbered terrain ascending to the rear, offering breathtaking elevated views for those eager to embark on bushwalking adventures. Native wildlife flourishes, from kangaroos and wallabies to possums and vibrant birdlife, creating a picturesque environment to call home. During the construction phase, find comfort in the expansive 24m x 18m shed. This multi-functional space features a well-equipped kitchen with a butler's pantry, generous open-plan living and dining areas with air-conditioning, a media room, three spacious bedrooms, a combined bathroom and laundry, a workshop, and covered parking for up to 6 vehicles. While currently approved for storage purposes (with potential for permanent residency, subject to council approval), the structure offers an opportunity to save on accommodation costs during construction and could evolve into a dual occupancy option in the future. Escape the hustle and bustle with a private no-through road, providing peace and tranquillity. Zoned C4 & C3 under Dungog Shire Council, this property offers various possibilities, with reasonable rates of approximately \$648 per quarter and strata fees of approximately \$260 per quarter. Stay connected and comfortable with ADSL 2, a fixed phone line, underground power, and a 37,000 litre rainwater tank. Situated just 7 minutes from the charming country village of Clarence Town, 15 minutes from the Pacific Highway - midway between Newcastle (55 mins) and Forster 1hr 30mins), and 25 minutes from major shopping precincts in Raymond Terrace and Medowie. Adventure awaits with proximity to the Wallaroo National Park/State Forest's walking and riding trails, as well as the pristine Williams River for boating, kayaking, and fishing, all within a 5 minute drive. What are you waiting for? Contact Kristy Resevsky Property today at 0488 677 000 for more information or to secure your inspection. **Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.