

580 Woerdens Road, Clarence Town, NSW 2321



Lifestyle For Sale

Tuesday, 9 April 2024

580 Woerdens Road, Clarence Town, NSW 2321

Bedrooms: 2

Bathrooms: 1

Area: 75 m2

Type: Lifestyle



Dee Braithwaite
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Auction (Unless Sold Prior)

Ray White Rural Lifestyle Sydney proudly presents 'Woerdens Ridge' For Sale via Auction (Unless Sold Prior) on Thursday 16th May, 2024, 11.00AM at The Farmers Wife Distillery, 1378 The Bucketts Way, Allworth NSW 2425. Set on a magnificent rise, this property is ready for you to make your mark and comes complete with an off grid architecturally designed cabin. With approx 180 acres of undulating country featuring spring fed gullies, well maintained dams and stands of established trees it really fits the mark of the rural idyll - with the convenience of being less than 10 minutes to town. The architecturally designed off grid cabin captures truly spectacular views all the way to Newcastle and creates a feeling of hanging over the valley and surrounds. It includes a unique open living and dining space with expansive windows perfectly framing the valley and mountain views with picture postcard vistas from every angle. The open plan kitchen includes high end finishes of a Caesarstone benchtop, Fisher & Paykel gas cooktop and a Liebherr low energy fridge. The cabin is self-sufficient with water supply using local storage, a header tank, gas hot water and all powered by Victron Solar system with batteries. The upstairs mezzanine comes complete with two queen size beds both taking advantage of the spectacular views. Sleep with the stars and wake up floating above the landscape. A Development Application is currently with Dungog Council for a modern country home to complement the existing cabin and share the views down the valley. Live in the cabin whilst you watch your dream home come to life or enjoy the space as a getaway for family and friends or AirBNB (STCA) for additional income. The elevated location is just the beginning of your entertaining opportunities with many picturesque picnic areas and gorgeous walks, this property offers a lifestyle like no other. The Williams River Valley is well renowned for its fertile country and good rainfall. Use the property for your own cattle or continue the current agistment arrangement with the neighbour and enjoy the farm experience without the extra work. There are stockyards on the property as well as a storage container for your convenience. A wide variety of wildlife already calls this property home including wallabies, goannas, echidnas, koalas, and diverse birdlife including wedgetail eagles. The property is located perfectly between the river hub of Clarence Town and emerging cultural centre of Dungog providing ample connection to community events, town conveniences, specialty shops and dining experiences. Come soak into the horizon and let the views work their magic, this property is truly the definition of an elevated opportunity to own your part of this idyllic countryside.

LAND* Approx 180 acres undulating country* 6 dams* Spring fed gullies* Stands of shade trees and remnant rainforest* Abundant wildlife
INFRASTRUCTURE* Stockyards* Container* Fully fenced* All weather access road to cabin / house pad
CABIN* Architecturally designed off grid cabin* High end finishes inside and out* Open plan kitchen with gas cooking* Living and dining areas with expansive windows capturing the scenic outlook* Mezzanine level has two queen size beds* Victron Solar 1.5 KVA with battery* Water tank and Header tank (which could be used for dwelling)
PROPOSED DWELLING (STCA)* Orientated to capture the views* 4 bed rooms* Multiple entertaining areas* Pool* Garage
LOCATION* Clarence Town 7.7 Klm* Raymond Terrace 34.5 Klm* Newcastle 62 Klm* Newcastle airport 49 Klm* Sydney 207 Klm
Inspections by appointment For more information please contact Dee Braithwaite 0458 206 063 or Andrew Wall 0423 234 723
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