

598 Gresford Road, Vacy, NSW 2421



Sold Other

Saturday, 2 September 2023

598 Gresford Road, Vacy, NSW 2421

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 121 m2

Type: Other



Dee Braithwaite
0458206063



Andrew Wall
0423234723

\$5,010,000

Auction: 13th of October 11am Venue: The Farmers Wife Distillery - 1378 The Bucketts Way, Allworth NSW 2425 Vacy is possibly the Hunter's best kept secret. A village by definition and feel. One pub, one shop, a school and a motel. But it's got a lot more than that. It's a place where you are welcome, your kids are safe and you will be swept up in the community and all the fun local events. All without having to travel hours from convenience or work. Large landholdings here are rare. Let alone one that boasts an expansive frontage to the secure Paterson River to provide farming security, plus it has a large family residence and established farm infrastructure already in place. Rossdale is a longheld family property well set up for cattle, pasture production and mixed farming - right on the outskirts of this blossoming community. From prime hay production to paddocks for cattle or horses, it is ready to go. Water security in a drying climate is paramount but this property has a secured irrigation allowance, 14 dams and the long river frontage meaning water is never a problem. The large hay and machinery sheds and frontage to the main road gives opportunities for other trade or light industries as well. The 300 acres of ground is fertile to grow and with the significant water entitlements this has to be one of the best commercial property offerings across the lower hunter. Add in approx 30ha zoned R5 with potential for subdivision as this valley grows - you have the best opportunity to secure a landholding with multiple opportunities ahead. The two-storey home with four bedrooms is located close to the picturesque river, and has plenty of space to entertain a growing family and visiting friends. It has all the necessities of a farming home - including a large mudroom and laundry as well as an onsite office space to provide work from home opportunities. LAND* Approx 300 acres in total, comprising of alluvial river flats, soft undulation, small area of timbered ridge* Paterson River frontage* 22 HA under irrigation* 180 meg irrigation licenses* 14 dams ZONING* C3- environmental management* RU1- primary production* R5- large lot residential OUTBUILDINGS/INFRASTRUCTURE* Machinery shed and workshop with open bay and concrete floor* Machinery shed* Dairy converted to office* Hay shed and awning* Cattle yards, crush and loading race* Underground irrigation* 50-amp computerised irrigation pump* Solar panels RESIDENCE* 4-bedroom steel construction two story residence* Large open plan living incorporation kitchen with island bench, Corner pantry, dishwasher, dining and lounge room with air-conditioning and combustion fireplace* 2 bathrooms* laundry/mud room* Upstairs office and second living opening to deck* Double garage* Carport* Solar panels All of this just 20 minutes from Maitland and less than one hour to Newcastle - it's the lifestyle and the village you want without having to leave the Hunter Valley for a productive farm opportunity. Rossdale is a blue-chip hunter valley rural holding. When times call for diversification Rossdale is the answer, comprising of a mix of alluvial river flats, soft undulating grazing country, abundance of water and multiple zoning allowing for subdivision and development the choice is yours. For a full information memorandum or to arrange a private viewing please contact Dee Braithwaite 0458206063 or Andrew Wall 0423234723 Maitland 24.5 Klm Paterson 6.3 Klm Newcastle 57 klm Sydney 198 Klm Newcastle airport 50 Klm FARM TOUR open days please make an appointment 16th and 23rd September 1.30 pm- 2 pm Welcome to Vacy!