

# 6-8 Old Farm Road, Medowie, NSW 2318



## House For Sale

Sunday, 10 March 2024

6-8 Old Farm Road, Medowie, NSW 2318

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 4 m2

Type: House



Tracy Jonovski  
0249873571

**\$2,400,000 - \$2,600,000**

Set on an expansive 4.805 hectares (11.861 acres) of fertile farming land that is perfect for hobby farming and livestock. This property boasts a four-bedroom home with a separate studio, offering endless possibilities for comfortable living and income generation. Located within close proximity to the freshwater Grahamstown Dam, this property promises a serene lifestyle with abundant opportunities. Main residence:- Four spacious bedrooms, three with built-in wardrobes.- Lounge room for relaxation and entertainment.- Timber flooring enhances the charm of the family/ sunroom, which overlooks the inviting inground swimming pool. Studio:- Full-size kitchen and bathroom.- Spacious living area has loads of potential for entertaining. Income generation potential:- Diversified farming options with tenant farming opportunities.- Horse agistment options available. Other key features include:- Prime location offering convenience and tranquility.- Machinery shed for equipment storage.- Variety of garden sheds for additional storage needs.- Double lock-up garage with remote access.- Ample water supply with a 100,000 litre concrete storage tank and town water access.- Irrigation equipment to maintain the lush gardens.- Irrigation pond storage (dam) for water conservation.- Council approved septic waste water system for environmental compliance.- Separate driveway for heavy vehicular access, ensuring convenience and safety.- 3-phase power for efficient operations. Don't miss out on this exceptional opportunity to own a versatile property with endless possibilities. Contact us today to arrange a viewing and explore the potential of 6-8 Old Farm Rd, Medowie (currently known as Old Farm Nursery). Approximate travel times. Hunter Valley Wine Country (58 minutes). Newcastle Airport (15 minutes). Nelson Bay (30 minutes). Newcastle (40 minutes). Sydney (2 hours, 10 minutes). M1 Motorway (9 minutes). Council rates: \$2,818.42 per annum. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".