

**617 Italia Road, East Seaham, NSW 2324**



**Acreage For Sale**

Thursday, 25 April 2024

617 Italia Road, East Seaham, NSW 2324

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: Acreage**



Scott Hunter

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**\$990,000**

Beautiful mature trees, established gardens with fruit trees, raised veggie patches and impressive storage sheds. This is the ideal opportunity to create your own hobby farm over 4.5 acres that is conveniently located only 15 minutes to Raymond Terrace. Stepping inside the front door you immediately sense that this is a well loved family home. The open plan kitchen, dining and living area is a great space to entertain, cook and enjoy creating memories with your family. A sliding door provides convenient access to the rear deck where you have ample room to have relaxing afternoons, soaking up the piece and tranquility of this lovely property. At the other end of the house is a huge family/rumpus room. This fabulous space is an ideal utilities room to work in textiles, corporate work or can be utilised as a 2nd living area. Overall you will enjoy a complete family home where you can put your own stamp onto the next chapter in your life. Other impressive features include:

- 4 bedroom 2 bathroom brick home on approx. 4.5 acres
- 2 x sheds suitable for workshop and car storage
- Master bedroom with ensuite and walk in robe
- Open plan kitchen, with spacious sun drenched living area
- Extensive undercover rear verandah suitable for BBQ's and entertaining
- 2 x 22500 litres water tanks
- Sealed drive way
- Chook pens and numerous veggie patches and a fully fenced yard
- Only 15 minutes to Raymond Terrace and 5 minutes to the Pacific Hwy

This is an amazing opportunity to live in the country, away from neighbours but close to everything the Hunter Valley has to offer. There are an abundance of tourist locations close by. Beach favourites like Nelson Bay, Hawks Nest/Tea Gardens, Newcastle, the historic Morpeth and of course, the Hunter Valley, all less than an hour away. Newcastle Airport is a short 23 mins commute. Raymond Terrace centre is 15-minutes away and has all your necessities. If shopping is your thing, a 30-minute drive will get you to Maitland and every major brand at your feet, including the new Stockland Mall, Greenhills. If you have young children, Seaham primary school has an excellent reputation. Teens can commute to both public and private High Schools in Raymond terrace, Maitland or Medowie, where there's plenty of schools to choose from. In terms of medical facilities, the formidable John Hunter Hospital, Maitland Private, plus the NSW Government's new \$470 million Maitland Hospital are all within 30 minutes. For further information or to arrange your inspection please don't hesitate to call Scott Hunter on 0448 870 068. 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.