

79 Wicketty War Road, Hampton, NSW, 2790

B&L BOWYER
& LIVERMORE

Sold Rural

Friday, 12 May 2023

79 Wicketty War Road, Hampton, NSW, 2790

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Rural



Lisa Behan

"Wickham" - 38.38*ha/94*acres

"Wickham" is located in a private setting, yet only a short drive to the village of Hampton, which has a small school and local hotel. Spanning 94* acres across a stunning landscape of undulating hills, grazing paddocks and beautiful stands of trees. Opportunity awaits the rural buyer looking to stake their claim, to an impressive holding in the tightly held Hampton area. Improvements include substantial shedding, cattle yards, fully fenced paddocks, quality grazing, abundant water supply and established timber shelter belts making this property ideal for a livestock grazing or stud enterprise.

- This comfortable family home has 3 large bedrooms with built in storage, 3 bathrooms, 2 living areas and wide verandahs
- The country kitchen has been finished to the highest quality with a dishwasher, gas and electric cooking, ample storage and bench space
- Formal and informal living area provide space for the family to enjoy
- Reverse cycle ducted system and wood heating keep you comfortable, regardless of the season
- Internal laundry offers great storage
- Entertaining is simple and easy for all four seasons of the year with enclosed alfresco area
- The large sheds have power, cool room, workshop, outside there are established gardens, rainwater tanks, chook yards, vegetable gardens and green house
- Open grazing country, carrying an abundance of high-quality feed, with careful attention paid to weed management
- Council rates \$1840* pa

First impressions start with the realisation you have found your new home as you enter the property and approach the homestead of "Wickham"

Purchasers are encouraged to inspect from \$2,000,000.00

*approximately

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.