

8 Woodville Street, Duns Creek, NSW 2321



Lifestyle For Sale

Tuesday, 19 March 2024

8 Woodville Street, Duns Creek, NSW 2321

Bedrooms: 4

Bathrooms: 3

Parkings: 12

Area: 48 m2

Type: Lifestyle



Andrew Wall
0423234723



Greg Wall
0427887429

Auction (Unless Sold Prior)

Ray White Rural Lifestyle Sydney proudly presents 'Belleray', one of the finest rural holdings in the area, just minutes from the township of Paterson. Held by the current owners for the past 17 years. Thoughtfully positioned with a northern aspect overlooking its own enormous lake to capture an ever changing panorama, the grand architecturally designed Belleray Homestead epitomises the best of Australian country living with subtle European influences and a superb standard of finish. For Sale via Auction (Unless Sold Prior) on Friday 19th April, 2024, 12.00PM at the Ray White Corporate Head Office, Level 7/44 Martin Pl, Sydney NSW 2000.

LAND * 'Belleray' is 48.89 HA / 120.80 Acres * Divided into 10 paddocks ranging from highly productive flats with a history of fodder production to gently undulating grazing country. * The property is ideal for both cattle & equine pursuits. * Scenic country with lush pastures and established trees

WATER * Owner has previously run 30 cows & calves. Water is a highlight feature of the property: * Includes 2 dams and Duns Creek which runs through the property * A 100 ML Irrigation Licence on the expansive 9 acre dam which allows for irrigation of the flats * Irrigation system provides water for the homestead grounds and established gardens with 40 sprinklers & external taps * Two large 110,000L & 90,000L tanks provide domestic water supply to the home.

HOMESTEAD Set in a beautiful garden, the homestead features: * Large master bedroom suite including walk in robe and large ensuite * Two bedrooms with shared main bathroom * Private guest bedroom and guest bathroom * Large kitchen with walk in pantry, informal dining * Formal living & dining room with combustion fire place * Sunroom, office & studio * Rumpus room & laundry * 9ft high lining board ceilings, blackbutt timber flooring and double brick throughout * Timber French doors open onto wide verandahs and terraces * Ducted reverse cycle air conditioning and security system * Manicured lawns and established gardens that sweep down to the lakes edge * Inground saltwater pool & cabana * 3 car carport

OPERATIONAL IMPROVEMENTS * 4 bay steel shed with breezeway & 3 phase power * Additional shed with 3 stables and tack room * Wash down bay * Steel cattle yards * Chook house * Herb and vegetable gardens * External water points

LOCATION Belleray Homestead is in an ideal location with easy access to the Williams River for skiing & water activities, beaches in Newcastle & Tea Gardens, Wineries in the Hunter Valley & rural escapes up into the Barrington Tops. There is great facilities locally including Greenhills Shopping Centre, Maitland Hospital, great schools & sporting facilities. There is a bus stop on the corner of Paterson & Duns Creek Rd. It is also a short drive to access the M1 freeway to Sydney or the Pacific Highway heading North. * 5 mins* to Paterson * 20 mins* to Maitland * 39 mins* to Newcastle Airport * 45 mins* to Newcastle * 59 mins* to Nelson Bay * 2hr* to Sydney

Inspections strictly by appointment. For a full information memorandum or to arrange a private viewing please contact Andrew Wall 0423 234 723, Greg Wall 0427 887 429 or Dee Braithwaite 0458 206 063

Registration Link: <https://portal.bidtracker.com.au/auctions/a351f75f-bcd0-4b6a-bbbc-6d6f2f04e5b9/register-bidder/> Auction Link: <https://meet.google.com/wkz-ckdp-znf>

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