

820 Armidale Road, Skillion Flat, NSW 2440



Lifestyle For Sale

Thursday, 13 June 2024

820 Armidale Road, Skillion Flat, NSW 2440

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 11 m2

Type: Lifestyle



Kelly Flanagan
0265623600

Buyers Guide \$875,000 - \$925,000

A world so special, so close to town – enjoy privacy and views from your home you never thought possible, enjoy an extremely well-built big brick home, a separate studio and great shedding. Top that off with school bus/mail/waste pickup and being ten minutes from town, with full flood-free access via tar road. Oh, and enjoy swimming, fishing, canoeing in the clean fresh waters of the Macleay River – just 1.5km away. A sure and comfortable architecturally designed home presented to you in great condition - it's spacious, fully-fitted and with a great layout for family living. Homes like this on acres, in this location so close to town, don't come around very often – but having this wonderful home set well back off the road, up high, with jaw-dropping views that will never cease to amaze you is just so much more rare. Also so wonderfully set up outside, it's a ready to go lifestyle farm for all to enjoy – from edible gardens to fencing to water supply shedding and it's a good mixture of flat and hilly, cleared and bushland.- 11.71Ha. (29 Ac.) – 70% cleared 30% bushland, 50% flat, 50% hilly- Architecturally designed brick veneer home/concrete slab/iron roof- 3 bedrooms, 2 bathrooms, 3 carports- Open plan kitchen/family room + semi-open kitchen/dining flowing to lounge room- All living areas flow out to level/concreted outside living areas- Sparkling kitchen (magic views): 40mm stone benches, soft close draws, bin system, glass splashback, breakfast bench, dishwasher, 900mm Westinghouse electric stove/oven, 1200mm rangehood, large walk-in pantry + Wamsler wood-fired oven (also heats home in winter) - Ducted reverse cycle air conditioning + DC ceiling fans- 3.5kw solar system with 10 x solar panels- SHED 1: 18m x 7m steel machinery shed (1 lock-up bay/concrete floor) + power + water- SHED 2: 9m x 6m steel + concrete- Studio: 8m x 8m (+ store room) steel clad shed: lined internally + kitchenette + fire place, phone line, bathroom, septic (store room & bathroom need replacing & power + plumbing need reconnecting/checked) - Fencing is cattle proof (4paddocks) + steel cattle yards/crush- Fenced fruit + vegetable garden + compost bins + raised herb gardens- Chook house- 3 x 22,000L water tanks to house - 1 x 15,000L tank, 1 x 6,000L tank + 3 dams/pump- 10min. drive to Kempsey, 30min. to world class beaches- Power, phone, NBN fixed wireless, mobile phone reception- Tar road, waste collection, school bus, mail Call any day, anytime.