

83 Ferguson Street, Abernethy, NSW 2325

House For Sale

Wednesday, 17 April 2024

83 Ferguson Street, Abernethy, NSW 2325

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 9 m2

Type: House



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Price Guide \$1,650,000 - \$1,750,000

This massive 22-acre property is poised to attract rural retreaters and developers itching to create a fantastic residential subdivision. Surrounded by bushland yet minutes from tight-knit Abernethy, the property comprises a 1980s-built, three-bedroom residence and a separate, self-contained studio. You also have a four-vehicle carport, single garage, five paddocks, a dam, dog yard, chicken coops, horse shelter and a lawn locker. A previous development application was approved for a three-bedroom house. A similar approval could be sought or the sprawling block has the potential to be subdivided, with a potential yield of up to five residential lots (STCA). - Discover your dream country retreat nestled in the heart of picturesque Hunter Valley - 9ha stunner with masses of space for everyone to enjoy, including livestock, vehicles - Rural retreaters and developers will appreciate the special features of a great space - 2.26ha zoned as RU5 Village with the remaining land zoned RU2 Rural Landscape - RU5 Village can be subdivided into multiple allotments, a yield of five residential lots - Previous DA submitted comprised a three-bedroom, two-bathroom, double-car dwelling - Minutes from Abernethy, property offers bushland surrounds, tranquil mountain views - 1980s-built, three-bedroom main residence, and a separate, self-contained studio/retreat - Three-bed home needs some TLC but self-contained property is appealingly modern - That's not all with a four-vehicle carport, single garage, five paddocks, dam, dog yard - Plus chicken coops, 40m x 20m horse arena, horse shelter and 3m x 3m lawn locker - Enter current home, which last sold in 2012, via a rear carport doorway or front porch - Home is at end of long driveway, features bedroom wing, flowing dining, living array - From front porch with its peaceful scenery, step into light, bright carpeted living room - Open arch doorway welcomes guests to a dining room, second arch opens to kitchen - While older, kitchen has ample bench and storage space, modern electric appliances - From kitchen, step to sunroom with access to 6m x 15m carport, ideal for entertaining - Bedroom wing features three sizeable, adjacent bedrooms including family bathroom - Two of three carpeted bedrooms have ceiling fans and older bathroom has a shower - Separate two-bed studio is chic and modern, timber-look floors, light and fresh colour - The spacious living area includes a stylish kitchen space with gas cooking appliances - There are two carpeted bedrooms off living room and a tiled bathroom with a shower - You can't forget the masses of tranquil outdoor space, all pets and livestock welcome - The separate single garage with power and water connected is perfect as workshop - Town water, transpiration septic system, Vulcan electric hot water and also LPG gas - In addition, your lush and rolling grazing paddocks come with secure electric fences - 30 minutes from Maitland, this property is ultimate canvas for a dream country estate Council Rates \$3,412pa Water Rates \$751pa