

**842 Limeburners Creek Road, Clarence Town, NSW  
2321**



**Acreage For Sale**

Saturday, 4 May 2024

842 Limeburners Creek Road, Clarence Town, NSW 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 3 m2**

**Type: Acreage**



Scott Hunter  
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## **Auction (Unless sold Prior)**

This immaculately presented 4 bedroom Coral Home set on approximately 8 productive acres offers the modern family with many fulfilling and exciting years to come. Set up and ready to go, all the work has been done great shedding, paddocks for horses and beautiful panoramic views. To top it all off you are located opposite the Wallaroo National Park where you can explore the endless trails to your heart's content. Situated only 15 to 25 minutes drive to Raymond Terrace, or 50 minutes to Newcastle or the local IGA is only 10 minutes down the road in Clarence Town. This home is the epitome of modern living with an open plan kitchen, dining and living area that seamlessly opens up to the alfresco area with views across the property. The residence boasts an array of living spaces to cater to every family's needs. From the dedicated media room to the massive master bedroom with spacious ensuite that makes you feel like you're in a rainforest. Adjacent to the outdoor area is the sparkling in-ground salt water pool surrounded by travertine pavers and its very own waterfall. To top it all off is the 4 bay shed where the big kids can work, providing ample space for storage and convenience for all toys. With electric roller doors, it's big enough to store tractors, caravans, and horse trailers and room for a workshop. This property is the complete package and it won't disappoint. Going to Auction (if not sold prior), 11am, at The Farmer's Wife Distillery on the 6th of June 2024. Other impressive features:

- 2014 built Coral Home on approximately 8 acres
- 4 bedroom 2 bathroom and 2 car attached garage
- Open plan kitchen living and dining area with Caesarstone benchtops
- Island benchtop and breakfast bar and walk in pantry
- Floating Bamboo floors throughout, all bedrooms and media room carpeted
- Master bedroom with spacious ensuite, WIR and access to pool area
- Media room and all bedrooms are oversized with ceiling fans and built in cupboards
- 3 x split system air conditioner, internal laundry
- 18 panel solar system, solar hot water
- In-ground salt water swimming pool with travertine pavers and shade sail
- 3 x 23,000 litre rainwater tanks and fire tank
- Property split into several paddocks with horse shelter and round yard
- Yearly termite inspection
- Ranbuild 4 bay shed with electricity and water
- Manicured lawns and native gardens

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 30 mins commute. Raymond Terrace centre is 25-minutes away and has all your necessities. If shopping is your thing, a 40-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, Clarence Town PS, Glen William PS and Seaham PS have an excellent reputation. Teens can commute to both public and private High Schools in Dungog, Raymond Terrace or Maitland, where there's plenty of schools to choose from. In terms of medical facilities, there are 2 medical practices in Clarence Town and the formidable John Hunter Hospital, Maitland Private, plus the NSW Government's new \$470 million Maitland Hospital are all within 40 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.