

**918 Newline Road, Eagleton, NSW 2324**

**Raine&Horne.**

**House For Sale**

Wednesday, 15 May 2024

918 Newline Road, Eagleton, NSW 2324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 11 m2**

**Type: House**



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## Preview

Welcome to 918 Newline Road, Eagleton, where the enchanting allure of the countryside beckons you to indulge in the ultimate equestrian lifestyle! Nestled in the heart of rural splendor, this prestigious horse property awaits its next steward to embrace its timeless charm and limitless potential. Picture yourself escaping the hustle and bustle of the city, greeted by sweeping vistas and the promise of boundless horizons. Imagine waking up to the soft whisper of the breeze rustling through the trees, as you gaze upon the tranquil beauty of the river from the comfort of your dream home. With DA approval already in place, you have the freedom to design and build the retreat you've always envisioned, with not one, but two idyllic building sites offering captivating views of the surrounding landscape. As you embark on this journey of realization, rest assured that your comfort is assured with the presence of an existing 50-meter-long shed, providing a temporary sanctuary while your dream home takes shape. Step inside the well-appointed 3-bedroom living quarters, where established amenities seamlessly blend with rustic charm, offering a warm and inviting space to call home from day one. The allure of this property extends far beyond its residential appeal, boasting a legacy of excellence as a thriving horse resort for the past 17 years. Discover the joy of nurturing and caring for horses, as you become the custodian of a sanctuary that effortlessly accommodates between 25-35 horses year-round. Venture further into the embrace of the land, where 20 meticulously fenced paddocks await, adorned with electrified cattle rail fencing to ensure the safety and security of your equine companions. Wander through the tranquil shade sheds and foaling down yards, marveling at the thoughtful design and impeccable attention to detail that defines this equestrian haven. Delight in the abundance of natural wonders that grace this property, from the shimmering surface of the 6 dams to the serene tranquility of the purpose-built swimming hole/dam. Despite its secluded ambiance, convenience is never far away, with Newcastle Airport a mere 20 minutes away and easy access to the A1 and M1 freeways. Embrace the best of both worlds as you retreat to your rural sanctuary, knowing that the amenities of the city are within easy reach whenever you desire. Embark on a journey of unparalleled beauty of land and boundless opportunity at 918 Newline Road, Eagleton. Contact our agent today to seize your chance to own a slice of rural paradise and turn your dreams into reality! Featuring:

- DA approval for your dream home, with two stunning building sites offering river views or expansive acreage vistas.
- An existing 50-meter-long shed ensures comfortable living while you construct your dream home.
- Well-appointed 3-bedroom living quarters with kitchen, bathroom, laundry, and living areas for immediate occupancy.
- Zoned - Primary Production - Perfect for most kinds of extensive agriculture, horticulture, intensive livestock agriculture... This horse resort has been a beacon of success for 17 years, accommodating 25-35 horses year-round and previously serving as a Braham Cattle stud. Generate steady income with ease, as horse agistment typically costs \$70-\$100 per week per horse.

**Property Highlights:**

- 20 well-fenced paddocks, some with electrified cattle rail fencing.
- 4 foaling down yards and 14 shade sheds for equine comfort.
- 4 concrete and color bond stables, plus a round yard for training.
- 6 dams, a causeway, and a purpose-built swimming hole/dam for water access.
- Stock mound with 8 stock yards, plus 2 metal truck tanks (33,000 liters each) supplying water to horse paddocks.
- 50m x 9m machinery shed with 17m x 9m living quarters.
- 2 x 30,000-liter water tanks and an environmentally-friendly waste water management system.

**Conveniently located:**

- Only 20 minutes to Newcastle Airport.
- 5 minutes to A1 freeway and 25 minutes to M1 freeway.
- Minutes to local CBD and schools @ Raymond Terrace.

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