

94 Leyburn Place, Gunnedah, NSW 2380



Acreage For Sale

Sunday, 22 October 2023

94 Leyburn Place, Gunnedah, NSW 2380

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 40 m2

Type: Acreage



Ben Hennessy
0408111678

\$1,280,000

Set on a gloriously elevated position and capturing stunning views of this magnificent valley, awaits a truly exciting lifestyle opportunity. Conveniently located just 14 minutes drive from Gunnedah and offering an enviable rural lifestyle for the enjoyment of the entire family, this 40 ha (100 acres) property is not to be missed. Family comfort is assured with this masterful brick residence offering all the modern conveniences from its magnificent location which captures stunning panoramic views.

- Established in 2011, this brick residence boasts four generous bedrooms, including an extra large master bedroom with ensuite and walk-in robe
- Beautiful stylish kitchen with ample bench space and storage and walk-in pantry
- Open plan family living plus a separate spacious lounge room and additional home theatre/media room
- Huge Spanline-covered entertaining area, ideal for year round entertaining, plus beautiful front patio overlooking the elevated northerly valley views
- Year round comfort with ducted evaporative air cooling and a wood fire for those chilly winter nights
- Water supplies abound with an excellent solar powered bore with a flow rate of 6,000L /hr and 90,000L of rain water storage.
- The lifestyle options continue with a triple garage plus workshop with an attached triple carport and extended carport for your caravan or gooseneck
- 6.6 KW solar system
- Western side of the house tinted windows for year round comfort
- Horse stables and lockable feed shed/tack room with power and steel cattle yards and crush plus wooden ramp
- Owners are presently stocking 22 cows and progeny

Magnificent properties of this calibre and proximity to Gunnedah are rarely offered for sale, so secure this perfectly positioned and productive lifestyle property today. Contact Hennessy Real Estate on 6742 3001 to arrange your viewing of this superb property today!