

979 The Escort Way, Orange, NSW 2800

McGrath

Lifestyle For Sale

Friday, 10 November 2023

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Bedrooms: 3

Bathrooms: 2

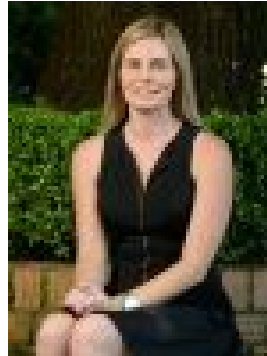
Parkings: 2

Area: 27 m2

Type: Lifestyle



Scott Petersen
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Forthcoming Auction

Located in the tightly held, blue-ribbon location of Borenore, just 5 minutes west of Orange, 'Inverness' offers a rural lifestyle with city convenience. This highly productive property boasts some of the region's richest soils, and has been turning off prime lamb and beef, and producing quality crops and hay for decades. With spring-fed dams, improved pastures and solid infrastructure, including steel cattle yards, steel sheep yards, single-stand shearing shed, 5-bay machinery shed and enclosed dog run, 'Inverness' packs a lot of productivity into its 68 acres (27.66ha). The property features a spacious 3-bedroom home which has been renovated throughout and enjoys stunning views from almost every window. Features of the home include: - 3 large bedrooms, main with ensuite and walk-in robe- 2 well-appointed bathrooms- 3 living spaces- 2 office spaces- Double-glazed windows and doors throughout- Underfloor heating in tiled areas- Slow-combustion wood heater and evaporative cooling- 10Kw solar system- Rainwater tanks totalling approx. 100,000L- Automatic sprinkler system for lawns- Garden shed. The home is nestled among 50-year-old established trees and gardens, with an expansive lawn area that overlooks the view and lends itself to large-scale entertaining, with potential as a commercial event location. A large, permanent spring-fed dam feeds the garden, stock yards, machinery shed and dog yard, with other spring-fed dams located throughout the paddocks. Inverness is ideally located for entertaining guests, or even setting up your own tourism or farm stay business. It's just a stroll through your own paddocks to award-winning wineries – Heifer Station and Hoossegg – and a couple of minutes' drive to Swinging Bridge and Orange Mountain Wines, plus Borenore's convenient Hillside Harvest Farm Store. The property is held on two titles, Lot 1 and 2 in DP881071, and has access from both The Escort Way and Caldwell Lane. With a well-appointed home, productive paddocks and unbeatable location, this property is a must inspect! **DISCLAIMER** All information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such.