

240 Avoca Road, Silverdale, NSW 2752



Acreage For Sale

Wednesday, 26 June 2024

240 Avoca Road, Silverdale, NSW 2752

Bedrooms: 6

Bathrooms: 2

Parkings: 26

Area: 16 m2

Type: Acreage



Luke Eagles

\$3,950,000 to \$4,150,000

If you're looking for a quality and usable horse facility or just arable cleared acreage within easy access to the upcoming aerotropolis then look no further than 240 Avoca Road, Silverdale. HOUSE. The home offers 6 bedrooms with 2 being in the extended parents' retreat. The living areas consist of formal lounge and dining rooms, plus family/meals off the galley style kitchen and a further lounge room to the retreat. Plus, enclosed sunroom, enclosed bar, fireplace and ducted air conditioning. Also large outside undercover entertaining area. Car accommodation at the house is serviced by a 6-berth carport. ACREAGE. The property is 40.7 acres with approximately 39 acres arable and usable. Approximately 700m frontage to Avoca Road offering 4 separate entrances with huge potential in the future. 4 quality dams offering a great water supply to livestock and pastoral land. EQUINE FACILITIES. 34m x 16m stable complex fitted with 11 large, secured stables with 1200mm high concrete walls, tack room, wash bay, feed room, bathroom and sleeping quarters. Comprising 30 separate paddocks, with majority having shelters. All paddocks connected via secure passageways, ranging from ¼ acre to 5 acres, including dedicated stallion yard, foaling yard, 40m x 20m sand arena, large grass area and rubber lined round yard. 6km of internal post and rail fencing. Machinery shedding. With so much to offer this property will suit the homeowner wishing to run a full equine stud, cattle and other hobbies. Or a great land holding in the future with 3 possible income streams of horse agistment, storage to the amazing shedding and the leasing of the home. For your inspection, please contact Luke on 0438033600 or email luke@lerealty.com.au