

Address available on request, Howes Valley, NSW 2330



Acreage For Sale

Tuesday, 12 March 2024

Address available on request, Howes Valley, NSW 2330

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 16 m2

Type: Acreage



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Auction Guide \$790,000

Spanning approximately 40 acres of RU2-zoned land, this property is an idyllic country escape tucked between the pristine landscapes of Yengo and Wollemi National Parks. Its natural beauty and vibrant wildlife create an enticing allure for those desiring a rural lifestyle. Central to the property is a charming three-bedroom country homestead with a wrap-around patio offering panoramic bushland views. Modern comforts include mains power and split system air conditioning in the living room and two bedrooms, creating a cosy retreat that balances rustic charm with comfortable living. Additional features include the original dwelling with potential for various personal or income-generating uses, a large Colorbond shed with a high-clearance roller door, covered stables, and an ample water supply with four dams and multiple water tanks. Numerous fenced paddocks enhance the property's agricultural or outdoor potential, particularly for horse enthusiasts. Strategically positioned between Sydney and the Hunter Valley, this property offers a secluded environment with access to multiple regional hubs. Its location amidst two national parks ensures a lifestyle surrounded by untamed beauty with adventure awaiting its next custodian. Features: - Approximately 40 acres of RU2-zoned land, perfect for rural living - Features a charming three-bedroom country homestead with wrap-around patio - Built-in in all bedrooms, main bathroom with separate water closet - Mains power and split system air conditioning in living room and two bedrooms - Original dwelling ready for some TLC to create home office, guest space or additional income - Large Colorbond shed with high-clearance roller door and open storage space - Covered stables and numerous fenced paddocks for horse enthusiasts - Four dams, two 22kL water tanks, plus a third tank - MacDonald River and several creeks run through the property - Secluded yet strategically positioned between Sydney and the Hunter Valley I will be showing this property via a group inspection. If you intend to inspect the property, you must register by Saturday, or the agent will not be in attendance. Can you please either email, SMS or phone beforehand to confirm your attendance for this inspection. There will be a group of letter boxes as way of meeting point. Please ensure you look at Google Maps the night before to ensure you have plenty of time to get to the meeting point. My suggestion is you allow an extra 30 minutes for any unexpected delays. I will wait at the meeting point for 15 minutes and then head straight to the property. It will take 30 minutes to show the property. Contact your friendly Cutcliffe agent today for more information.