

244 Averys Lane, Buchanan, NSW 2323

House For Sale

Tuesday, 2 July 2024

244 Averys Lane, Buchanan, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 25

Area: 4 m2

Type: House



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Expressions of Interest Closing 6th Aug @5PM

Property Highlights:- A huge four bedroom double brick family home on a stunning 10.31 acre parcel of land on three lots of land over two titles.- Open plan living and dining room, a fully fitted second living/entertaining area with a bar and pool table, and an indoor/outdoor entertaining room with a huge built-in kitchen.- Tasmanian Oak kitchen with updated Miele appliances, breakfast bar, 20mm granite benchtops, plumbing for fridge, and a walk-in pantry.- Four generous bedrooms, all with built-in robes and the master with a walk-in. - Large family bathroom and ensuite, with floor to ceiling tiles and a built-in bath in the main.- Daikin 6 zone ducted air conditioning, split system air conditioners and ceiling fans.- Soaring 10.6 foot cedar lined ceilings, ornate cornicing, stained glass features, cedar venetians blinds.- Double attached garage with internal access, epoxy flooring and electric roller doors.- 100 amp 3-phase power, Envirocycle septic and double glazed windows throughout the home.- 2 water tanks totalling 40,000L, three paddocks, post and rail fencing & a small dam.- Approximately 600 sqm of additional industrial shedding space, with three-phase power, multiple workshop areas, a hoist, ample space for cars, caravans, boats and trailers, plus a complete office space with a kitchenette and air conditioning perfect for potential home business ventures (STCA).- Moments to the Hunter Expressway connecting you to the city, vineyards or coast in no time!

Outgoings: Council Rate: \$2,996 approx per annum Rental Return: \$900 approx per week

Nestled in the tranquil township of Buchanan, this exceptional property offers a rare blend of expansive rural living and the convenience of nearby urban amenities. This spacious double brick family home comprises three separate lots on two separate titles of land, with 3 fenced paddocks, providing not only privacy but the opportunity to entertain in style, whilst also boasting endless possibilities for a home-based business (subject to Council approval). Perfectly positioned for privacy yet connectivity, this property is a mere 10 minute drive to Kurri Kurri and moments from the Hunter Expressway. Enjoy quick access to Maitland, the Hunter Valley, Newcastle, and the pristine shores of Lake Macquarie, all within easy reach of this idyllic rural retreat. Approaching the home, a vast expanse of green lawn and a landscaped terrace offer a pleasing first impression. An asphalt driveway leads to the attached double garage with internal access, epoxy flooring and power access. You will be itching to relax on the expansive wraparound verandah, overlooking the front yard and paddocks before you. Stepping inside you'll take in the home's stunning craftsmanship, including large format floor tiles complementing the ornate cornicing and soaring 10.6-foot ceilings, creating a sense of grandeur and space throughout. On your left, you will find the heart of the home, an expansive open plan living and dining room which boasts split system air conditioning and a Mahogany Heat Charm freestanding combustion fireplace. Cedar-lined timber ceilings and charming stained glass transom windows enhance the spacious open-plan layout, which includes a stained glass pendant light over the dining area and large windows offering views of the front yard and access to the rear verandah. Designed for culinary enthusiasts, the kitchen features Tasmanian oak cabinetry, a 20mm granite benchtop, and updated Miele appliances including an oven, dishwasher and integrated microwave. A Ceran 5-burner electric stovetop, Robinhood rangehood, walk-in pantry, and ample cupboard space complete this functional space, complemented by a large window overlooking the rear yard. Located in the dedicated bedroom wing, all rooms are designed for comfort and functionality. Each bedroom features ceiling fans and plush carpeting, with hardwood Meranti doors, frames, and wardrobe space. The master bedroom is generously proportioned, complemented by a walk-in robe, split system air conditioning, and an ensuite for added privacy and convenience. Three additional family bedrooms offer built-in robes, two of which feature floor to ceiling storage. The main bathroom features a granite benchtop with dual Caroma basins, floor to ceiling tiles, a built-in bath, and a separate corner shower. Privacy blinds ensure comfort and convenience. The master bedroom ensuite continues the luxury with floor to ceiling tiles, a large vanity, shower, and WC. On the other side of the entry foyer, you will find the incredible entertaining spaces that this home offers. There is a spacious second living/entertaining room featuring an L-shaped bar with a 20mm granite benchtop, a mirror with glass shelving and beverage dispensers. A B&B billiard pool table invites friendly competition, while a hardwood timber podium offers seating for spectators. Sliding glass doors open to the outdoor entertaining area, creating a seamless flow for gatherings with family and friends. The party continues as you enter the expansive indoor/outdoor entertaining room, complete with large sliding glass doors and windows on two sides of the room, blending the interior with the outdoors. Features include a 20mm granite benchtop outdoor kitchen, Turbo BBQs Galore Elite RQT with a Euro Grand stainless steel exhaust, a separate wok stove, storage cabinets and a Vintec double bar fridge. On the other side of the room, you will find a comprehensive speaker and surround sound system! This incredible property is equipped with 100 amp 3-phase power, 6-zone Daikin ducted air conditioning, split system air conditioning units, an Envirocycle septic system, and double-glazed windows throughout. You will enjoy NBN internet coverage and provisions for ducted vacuuming.

Outdoor retractable shade screens ensure privacy while maintaining the stunning rural views. Outside, the expansive yard includes two water tanks (30,000L inground, 10,000L above ground), established gardens and trees, plus a small dam with irrigation. Three paddocks, along with post and rail fencing offer space and privacy, with additional fencing at the rear. A standout feature of this property is an expansive ~600sqm of extra high shed space. Ideal for a home-based business or extensive hobbies, the shed includes three-phase power and a complete office space accessible through a separate entry. The office features lined flooring, ample desk space, a kitchenette, multiple split-system air conditioning units for comfort, stairs leading to mezzanine storage, and additional power outlets. Adjacent, a smaller workshop with a roller door and steel workbench provides further workspace. The large workshop area includes built-in benchtops and additional parking space, complete with a hoist for added convenience. Another separate shed with bifold doors and extra height offers ideal storage for a caravan. This expansive space presents limitless opportunities for business ventures, extra storage, or personalised recreational use. This property presents a rare opportunity to own a meticulously designed family home with extensive features and potential for business ventures in a tranquil rural setting. Whether seeking a private sanctuary or a dynamic work from home environment, this property offers unmatched versatility and comfort. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - Moments to the Hunter Expressway connecting you to the city, vineyards or coast in no time! - A mere 10 minute drive to the township of Kurri Kurri. - A short 20 minute drive to Maitland's heritage CBD and revitalised riverside Levee precinct, offering cafes, retail and events to enjoy. - 20 minutes from all the gourmet delights of the Hunter Valley Vineyards. - A 50 minute commute to Newcastle's city and beaches. - Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options nearby.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.