

'Liston' 340 Blairmore Lane, Aberdeen, NSW 2336



Mixed Farming For Sale

Thursday, 15 February 2024

'Liston' 340 Blairmore Lane, Aberdeen, NSW 2336

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Mixed Farming



Gavin Beard
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Price Guide: \$1,650,000-\$1,750,000

Comprising 30 of the richest acres that the Upper Hunter has to offer, this property is set on the sealed Blairmore Lane, just minutes from the township of Aberdeen between the Hunter River and Dartbrook Creek. 'Liston' offers a generous 60ML irrigation allocation from the Hunter River making for endless opportunities in the primary production world or just simply a beautiful place to call home. The 3 bedroom brick home offers fully ducted reverse cycle air conditioning for comfort in both summer and winter months. This home is set in established gardens with an in-ground swimming pool and outdoor entertaining area for those summer afternoons. Location: Just 3km off the New England Highway, 5km west of Aberdeen, 12km south of Scone, 3 hours north-west of Sydney CBD. Area: 11.99ha / 30ac Country: The topography of the land is predominantly rich alluvial chocolate river flats with a very small portion gently undulating. The soils are made up of mainly rich alluvial chocolate soils. Water: The property has a 60ML irrigation licence from the Hunter River. The irrigation infrastructure includes a fully equipped electric motor and pump. Rainfall: Approx. 26 inches / 650 mm average per annum. Fencing: The property is subdivided into approx. 4 main paddocks with the fencing being in good stock-proof condition. Improvements: Include a 3 bedroom brick veneer home with ducted reverse cycle air conditioning, separate double garage with skillion, and an in-ground saltwater swimming pool. Services: Include power and telephone connected, school bus to both primary and secondary schools, schools at Aberdeen, Scone and Muswellbrook, mail service available, air services at Scone and Singleton, livestock selling centres at Scone and Singleton. Property inspections are strictly by appointment only with the exclusive agents, Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 or Maddy Teague on 0417 542 490 for more details.