

# Lot 4,5 -1155 Tocal Road, Paterson, NSW 2421



## Acreage For Sale

Saturday, 4 May 2024

Lot 4,5 -1155 Tocal Road, Paterson, NSW 2421

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 18 m2

Type: Acreage



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## Auction

Welcome to Kalimna, a village icon and heritage gem. With its iconic design and beautiful location, Kalimna is a foundational homestead of the delightful Paterson Valley, described as a 'sentinel' overseeing the historic township. The more than 120 year old homestead has a magnificent presence and is perfectly positioned at the picturesque entry to this famed riverside community. It goes without saying, opportunities to buy properties as special as this may only come about once in a lifetime - Kalimna has been cherished by its current owners for more than 50 years. The life of this unique property is well documented in the local historical society, such is its importance to the village - having been owned by many of the prominent founding families including one of the longest serving local members of parliament. The land too has a rich past, with various enterprises from grazing and cropping to dairying and poultry undertaken over the years. In 1888 when on the market, Kalimna was described as a 'compact farm with rich cultivation land' and the same stands today. Approximately 45 acres of alluvial river soil, including frontage to the secure Paterson River, here lies the opportunity to capitalise on more than 140 years of land management with your own boutique grazing opportunity. Built in 1902 Kalimna was described as being of 'free treatment of Italian' style with a very solid double brick and timber construction. It still boasts many of these magnificent original features including decorated gables, detailed cornicing, wide extended verandahs wrapping around the homestead, large bay windows and local cedar trimmings featuring heavily throughout. Of particular note are the formal dining and living areas, that capture expansive views over Tocal and Paterson that have graciously hosted many a great event over the last 120 years. The home has been lovingly cared for, preserving the very best of the original thought and care that went into designing the property to maximise the local climate and vistas. From the grand entry to the high ceilings with ornate detailing and marble topped fireplaces this property remains one of the most magnificent in the district. The large internal arches provide a grand sense of space unable to be matched in a modern dwelling. The rooms are spacious, and the original kitchen and pantry locations were built with ample space to suit a homestead as noble as this. Some practical family additions have been made in recent years including adding an enclosed outdoor space to further enjoy the country ambience in all seasons. Paterson is a thriving village that proudly celebrates its heritage. Historic buildings form the main street and are carefully cared for by current local families. In becoming the next custodian of Kalimna you will be woven into the tapestry of this community and its love for local history and preserving the grand buildings of its formation. Paterson also offers everything you need to love village life - local schools and preschool, doctor surgery and pharmacy, butcher and general store, post office, pubs, cafes, service station and more. Like Kalimna, the village is the perfect compact offering to escape the Hunter's busier town and cities, but still be conveniently located just 25 minutes from Maitland. HOMESTEAD\* Historic homestead circa 1910 full of charm\* Wrap around bullnose verandahs\* Grand entrance & hallway \* High ornate ceilings, deep cedar architraves & skirtings\* Polished timber floorboards, carpet & tiles throughout\* 3 bedrooms, master with fireplace, french doors & bay window\* Lounge & dining room with bay window & restored open fireplace\* Functional eat-in kitchen with wood fueled oven\* Second living room \* 2x bathrooms\* Office/library \* All windows and doors have functioning exterior shutters\* Enclosed screened entertaining space\* Underground water well capacity approx. 55,000 ltrs\* Separate multiple bay car garageLAND\* Situated on approx. 45 acres\* Paterson river frontage approx. 467m\* Access to river for domestic and stock purposes\* River access all the way to the harbour\* 2x good sized dams\* Dual occupancy STCC\* Kalimna would make an ideal events venueLOCATIONMaitland 17 klmNewcastle 52 klmNewcastle airport 44klmSydney 188 klmHunter Valley vineyards 46.3klmThe word 'Kalimna' means beautiful. Kalimna is true to its name in every aspect. The features of the home capturing and framing the stunning vistas in all directions never gets old. Kalimna's stance with the large original windows and feature details, really evokes the sense it has always played an important role looking over Paterson township. Now, an important role awaits for the next family to care for this matriarch of the village, looking after and cherishing its heritage towards its next 120 years. The opportunities are extensive. Put yourself in the picture and embrace village living like nowhere else - Kalimna is calling.<https://patersonhistory.org.au/resources/kalimna.pdf>For more information please contact Dee Braithwaite 0458206063, Jedda Casserly 0456063397 or Andrew Wall 0423234723 Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.