

**"Trelawney" Hunter Road, Moonan Flat, NSW, 2337**



**Rural For Sale**

Monday, 19 August 2024

"Trelawney" Hunter Road, Moonan Flat, NSW, 2337

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: Rural**



Stephen Johnston

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## **"Trelawney" Rich Soils, Hunter River Frontage & Stunning Home**

"Trelawney" boasts a rich family history spanning over 70 years and features extensive frontage along the Hunter River. This property stands out in the district for its fertile alluvial soils and impressive family residence.

**Area & Location:** Located at Lot 1-2 DP 984103, "Trelawney" covers an area of 46.3100 hectares (115 acres). It is positioned 35 kilometers east of Scone, within the township of Moonan Flat. This idyllic location offers direct access to the Barrington Tops and provides a serene riverside setting.

**Water:** A 78 megalitre Hunter River water allocation license supports irrigation across approximately 50 acres of land. Additionally, the property benefits from 80,000 litres of rainwater stored in three tanks and a 100,000 litre tank filled via an electric pump from the Hunter River.

**Livestock and Farming:** Well-maintained fencing divides "Trelawney" into 8 paddocks, primarily featuring durable steel assemblies. The property has a history of successfully nurturing 40 to 50 dry cattle on forage crops throughout the winter and spring. Approximately 50 acres are dedicated to cropping and lucerne hay production.

**Homestead:** The centerpiece of "Trelawney" is its impressive G.J. Gardner built brick home. This residence includes four bedrooms, an office, and two bathrooms. Modern amenities such as ducted air conditioning, a wood heater, and a solar hot water system enhance comfort and efficiency. The open-plan design seamlessly integrates indoor and outdoor living, offering privacy and versatile family living spaces. The homestead is complemented by meticulously maintained, low-maintenance gardens that add to the property's allure.

**Additional Infrastructure:** Supporting infrastructure includes a workshop, vehicle shed, hay shed, stables, and a fully equipped stockyard complete with a cattle crush and loading ramp.

**Services and Amenities:** Residents of "Trelawney" enjoy daily mail delivery, roadside waste collection services, and reliable satellite-based internet connectivity. Daily school bus services are available to Belltrees Primary School and Scone & Aberdeen Primary & Secondary Schools.

There is a reason property like "Trelawney" only come to market once in a generation, offering unparalleled riverside beauty, exceptional improvements, and productivity readiness.