

273 Lowes Ln, Booral, NSW, 2425



Acreage Semi-rural For Sale

Monday, 30 December 2024

273 Lowes Ln, Booral, NSW, 2425

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Type: Acreage Semi-rural

'3 Eagles' - A Rural Haven of Nature, Comfort, and Opportunity

Nestled in the picturesque countryside of Booral, NSW, '3 Eagles' offers a rare blend of tranquility and practicality. Spanning approximately 100 acres, this breathtaking property is a nature lover's paradise, complete with lush pastures, scenic bush tracks, and thriving wildlife, including the property's namesakes - wedge-tailed, sea, and little eagles. Whether you're seeking a peaceful retreat, a rural lifestyle, or a canvas for your agricultural or equestrian pursuits, '3 Eagles' is a property that truly has it all.

LAND

- Approx. 100 acres, with approx. 5 acres cleared
- Fertile pastures featuring kikuyu, paspalum, clover, and natural grasses
- Divided into four paddocks, three of which are stockproof for goats for versatile usage
- Large dam and two seasonal creeks, including Cherry Tree Creek
- Extensive bush tracks ideal for horse riding, motorbiking, or bushwalking
- Abundant native wildlife, including koalas, owls, goannas, and various bird species

HOME

- Modern 3-bedroom, 1-bathroom residence with two toilets
- Built in 2011 with durable brick veneer construction on a concrete slab and BlueScope steel frame
- Open-plan kitchen, living, and dining area featuring granite benchtops, a gas stove, range hood, and electric oven
- Comfort assured with split-system air conditioning and a cozy combustion fireplace
- Built-in wardrobes and ceiling fans in all bedrooms
- Vinyl timber-look flooring and recently installed shutters and blinds throughout
- Separate laundry with an additional toilet
- Front verandah with a serene seating area
- Spacious undercover outdoor entertaining area with timber decking and an insulated roof
- Two-car carport adjoining the house

GARDENS

- Orchard boasting lemons, limes, mandarins, grapefruit, mulberries, olives, pecans, tangerines, and three varieties of oranges
- Thriving vegetable garden with tomatoes, pumpkins, beans, organic garlic, and corn
- Chicken coop providing fresh eggs
- Established native trees surrounding the home, enhancing privacy and beauty

INFRASTRUCTURE

- Mains power connection with electric hot water unit
- Two large gas bottles for gas cooktop
- 110,000L water tank equipped with a filtration system
- Approved sewage system with a transpiration area
- 4G phone reception & satellite internet availability
- Two-bay open farm shed with an undercover awning, built using timber sourced from the property

LOCATION

3.8 km / 5 mins to Booral

11 km / 12 mins to Stroud

43 km / 36 mins to Raymond Terrace

47 km / 42 mins to Tea Gardens

47 km / 44 mins to Newcastle Airport

69 km / 1 hr to Hunter St, Newcastle

186 km / 2 hrs to Wahroonga, Sydney

To arrange a private inspection, please contact:

Andrew Wall - 0423 234 723

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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.