

44 Boatfalls Drive, Clarence Town, NSW, 2321



Acreage Semi-rural For Sale

Monday, 18 November 2024

44 Boatfalls Drive, Clarence Town, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: Acreage Semi-rural



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A Perfect Family Acreage, Rural Views & Ideal Hobby Farm

Welcome to this beautifully presented acreage offering a perfect blend of country charm and modern living. Set on 6.8 acres this McDonald Jones build features 4 bedrooms, 2 bathrooms, an office space & open plan living for the family to enjoy.

This property has had all the ground work done for you. There are 6 paddocks, all fully fenced, automatic water troughs, horse shelters to 2 paddocks, a natural water way & dam in the bottom paddock, 4 stables with view for more in the barn shed as well as a fully fenced dog yard.

A hardwood timber frontage with concrete driveway, this McDonalds Jones brick home features separate lounge, & living spaces that open out onto the covered alfresco area – perfect for entertaining with family and friends while enjoying the rural outlook.

The kitchen is the heart of the home and features a 40mm stone island bench, 900mm electric ceramic glass cooktop & electric oven, walk in pantry, built in dishwasher. This family friendly kitchen has plenty of food prep & bench space for Christmas gatherings with the family.

The home has a neutral colour palette throughout, tiles to the living areas with carpet to the bedrooms for comfort. There are LED Downlights, speaker system, ceiling fans throughout, NBN installed and ducted air-conditioning for all year-round convenience. The owners have installed 10.4kw of solar to assist with your electricity bills.

The beautifully designed master bedroom is generously sized with ample space for a king-sized bed. Enjoy those property views right from your bedroom window – a perfect backdrop for unwinding at the end of the day. There is a private, contemporary ensuite with high-quality fixtures as well as a walk-in wardrobe for all your clothing and storage needs, keeping your bedroom tidy and organized.

Bedrooms 2 & 3 feature built in robes are centrally located to the spacious main bathroom while the 4th bedroom is a great size and could easily be converted into a media room/toy room or guest bedroom. The main bathroom is a great size, has a separate shower, bath for the kids & a separate toilet.

Open up your triple glass sliding doors to your outdoor Entertaining area where you can enjoy family BBQ's, drinks with friends around the fire pit or why not enjoy a warm spa and relax.

The property has a paddock roadside with roller door access into the colorbond barn shed. The shed has concrete floor, power & 3 roller doors for access. Further to this there is also an additional double garage attached to the home with an electric door & a double carport to store the boat, horse float or camper.

The dog yard is fully fenced and is located around the 4 stables with ramp access for your smaller horses which includes power, water, space for storing your tack and a washing machine for washing your dog beds or horse rugs. There is also an additional area set up as a wash bay next to one of the paddocks & a colorbond shelter with easy access into the paddocks. All paddocks have a gate entry into each paddock as well as a walkway to move your animals with minimal fuss.

The current owners have done all the ground work and added the infrastructure to the property not to mention the internal improvements. Just move in and enjoy the fruits of their labour! Water isn't an issue on this property with a 80,000L drinking tank & filtration system, natural waterway, dam & multiple smaller tanks of the shedding.

This property offers the perfect balance of modern living and rural tranquility. Whether you're looking for a lifestyle change, a family home, or space for your horses, this property has it all. Enjoy expansive rural views along with a range of premium features designed for comfort and convenience. Don't miss out on this fantastic opportunity to secure your dream acreage!

The property is located only 7 Minutes to Clarence Town's Shopping village, Medical Centre & Bowling Club. Schooling isn't an issue with local options in Clarence Town or bus routes available for Medowie, Raymond Terrace, Dungog or Maitland Schooling. Located 30 minutes to Williamstown's RAAF Base & Newcastle Airport, 40 minute's drive to Maitland, under 50 minutes to Newcastle & under 2.5 hours to Sydney.

Expressions of Interest expires on the 9th December.

* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.