

467 Italia Road, East Seaham, NSW, 2324



Acreage Semi-rural For Sale

Friday, 22 November 2024

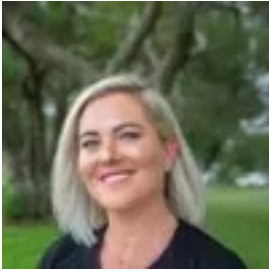
467 Italia Road, East Seaham, NSW, 2324

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Type: Acreage Semi-rural



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A Rare Lifestyle Opportunity: Spacious Acreage with Endless Potential

This is your chance to embrace country living on approximately 17.4 acres of versatile land, perfectly positioned to offer both tranquility and convenience. Situated in a sought-after location, this property provides a peaceful escape with easy access to the Hunter Valley's finest attractions, renowned schools, and essential amenities.

Whether you're looking for a family haven, a hobby farm, or a rural retreat, this property offers endless potential. The existing three-bedroom home is comfortable and livable as is, while also inviting you to renovate and create your dream space.

Key Features:

The Home:

Three bedrooms, including a main bedroom with a built-in robe and reverse cycle air conditioning.
Second bedroom with built-in robe
Generous living area with a cozy combustion fire.
Functional kitchen with a pantry and adjoining second living space.
Three-way bathroom for added convenience.
Single lock-up garage with internal access.
Back verandah stretching the width of the home, offering picturesque views of your private oasis.

The Land:

Approximately 17.4 acres, fully fenced.
Front half cleared, perfect for livestock or agriculture; back half timbered for privacy and natural beauty.
Three water tanks all linked with underground pipes totalling 67,500 litres
Dam with pump fed by natural spring
Irrigation

The Sheds:

Two detached sheds:
12m x 7.5m with single-phase power.
12m x 10m with single-phase power, ideal for machinery, workshops, or additional storage.

Perfectly Positioned:

This property offers a prime location for rural living without compromising on convenience:

15 minutes to Raymond Terrace, providing all your essentials.
30 minutes to Maitland, featuring major shopping hubs, including Stockland Greenhills.
23 minutes to Newcastle Airport, ensuring effortless travel.
Less than an hour to iconic destinations like Nelson Bay, Hawks Nest, Newcastle, historic Morpeth, and the world-renowned Hunter Valley wineries.
Proximity to excellent schools, including Seaham Primary School and high schools in Raymond Terrace, Maitland, and Medowie.
Premium healthcare facilities, including the John Hunter Hospital, Maitland Private, and the new Maitland Hospital, all within 30 minutes.

This property is a rare find, offering incredible potential and a lifestyle that many only dream of. Whether you're starting a

new chapter or expanding your horizons, this acreage has all the essentials to make your vision a reality. Don't miss this opportunity—contact us today to arrange your inspection and experience the charm of rural living at its finest.

- Council Rates: Approximately \$2,747 per annum

- Land size: Approximately 17.4 Acres

This information has been provided to us by third parties and we do not accept responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice is necessary.