

896 Paterson Rd, Woodville, NSW, 2321



Acreage Semi-rural For Sale

Friday, 22 November 2024

896 Paterson Rd, Woodville, NSW, 2321

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Type: Acreage Semi-rural



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Enviably Rural Living in a Dress Circle Location

Nestled in the picturesque countryside, this 15.88-hectare property seamlessly combines the best of rural charm and modern living, offering a peaceful retreat just moments from local amenities. The land is a gently undulating expanse of alluvial pasture, enriched with a mix of lush grasses, including Paspalum, Kikuyu, Rye, Clover, and Couch, perfect for grazing livestock or farming. Divided into nine manageable paddocks with a convenient laneway system, the property is designed for ease of management, ensuring efficient stock movement and pasture care. With a well-established history of fertilisation using chicken litter and gypsum, the fertile soil is supported by two dams, an 80 Meg irrigation license, access from a channel, while a fire-fighting pump ensures irrigation around the home and orchard.

The residence is an inviting brick and iron home, exuding warmth and character. A charming bullnose verandah leads you into the foyer, where a spacious and light-filled interior awaits. The home boasts four generous bedrooms, each with built-in robes, and the master includes its own private ensuite. A large family bathroom serves the other bedrooms. At the heart of the home is a brand-new, stunning kitchen, featuring a freestanding oven/stove, a dishwasher, and a walk-in pantry, creating the perfect space for cooking and entertaining. The open-plan living areas flow seamlessly into a cozy lounge room, ideal for family gatherings. The enclosed entertaining area, with a built-in kitchen and BBQ, offers a peaceful setting for outdoor dining and relaxation, while overlooking the sparkling inground saltwater pool, a perfect spot to unwind.

For those working from home or seeking extra space, the property includes a separate two-bedroom studio, complete with a living area.

Beyond the home, the property is equipped with everything you need for a functional farm lifestyle, including a large machinery shed with lock-up and open bays, a stable complex with a tack room, a 40m x 20m grass arena, steel stockyards, and a chicken coop/dog run. While a 10kW solar system provides energy efficiency, feeding back to the grid, ensuring sustainable living. This tranquil estate is located just 10 km from Maitland, 40 km from Newcastle, and is only 180 km from Sydney, making it an ideal rural escape with easy access to city conveniences. With excellent schools, shopping, and health services nearby, including Maitland Hospital and Hunter Valley Grammar School, this property offers the perfect balance of country living and modern comfort.

LAND/WATER

- 15.88 HA of gently undulating alluvial pasture improved country
- Divided into 9 paddocks with laneway system for ease of management
- Pastures consist of Paspalum, kikuyu, rye, clover and couch
- Fertiliser history of chicken litter and gypsum
- Rural fencing in very good order
- 2 x dams
- Water access from channel
- 80 Meg irrigation license
- Fire fighting pump on dam for irrigation around the residence and orchard

SHEDDING & STOCK FACILITIES

- Machinery shed with one lock up bay and one open bay and toilet
- Stable complex plus tack room with water connected
- Grass arena 40m x 20m
- Steel stock yards
- Chicken coop/dog run

RESIDENCE

- Brick and iron residence with bullnose verandah
- Foyer

- 4 bedrooms/all with built in robes and master with ensuite
- Family bathroom
- Open plan living areas
- Lounge room
- Stunning new kitchen with freestanding oven/stove, dishwasher and walk in pantry
- 2 bedroom and living area studio/office or home business (incomplete bathroom)
- Enclosed entertaining area with built-in kitchen and BBQ overlooking the inground saltwater pool
- Carport
- 10klw Solar system back to grid

LOCATION

- Maitland 10 Km
- Hunter Valley Vineyards 40 Km
- Newcastle 40 Km
- Newcastle airport 40 Km
- Sydney CBD 180 Km
- Maitland Hospital 14 Km
- Iona Public school 300m
- Hunter Valley Grammar school 14 Km
- Stockland Greenhills shopping centre 13.5 Km

For more information or to arrange your viewing, please contact Dee Braithwaite 0458 206 063

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