

**158 Devon Road, Exeter, NSW, 2579**

Raine&Horne.

**House For Sale**

Friday, 15 November 2024

158 Devon Road, Exeter, NSW, 2579

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Matthew Anstee

0400555088

## Stunning 25-Acre Property with Farmhouse & Sub-Division Potential

Set at the end of the exclusive and private Devon Road, this 25-acre property presents remarkable potential for subdivision (STCA) and the restoration of the existing farmhouse. Zoned RU4 with a minimum lot size of 2 hectares, it is surrounded by larger properties, each with substantial land requirements.

The land features fertile red basalt soils, lush pastures, two large, reliable dams, stunning rural views, and a private valley. A mature pine plantation, ready for harvesting, adds value and enhances the property's landscape.

The farmhouse includes a spacious first-floor parents' retreat, complete with an office nook, a large living room, a king-sized bedroom with a walk-through robe, and a beautifully renovated ensuite. The attached studio offers a practical bathroom, kitchenette, living space, bedroom, and a bright sunroom.

The main home boasts a flexible layout with multiple living areas surrounding a country-style kitchen, an additional large bedroom, two bathrooms, and a separate toilet. Sunrooms and a verandah open to several courtyards, established English gardens, and breathtaking views of the private valley. The property also features a separate one-bedroom accommodation in the adjacent paddock, with a full kitchen and bathroom. An American barn-style three-car garage, workshop, and carport are located at the end of a winding gravel driveway that meanders through the forest.

Clearing the pine plantation along the northern boundary will reveal the property's natural beauty, showcasing native forests in the valleys below. Whether you choose to enjoy the property as-is, develop it, or hold it as a long-term investment, the opportunities are endless.

For further information or to organise a private inspection, please contact:

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