



House for Sale

**1058 Limeburners Creek Road
Clarence Town NSW**

Stylish with an abundance of modern open plan living spaces, this 4 bedroom property is a must to inspect. Situated under an hour to Newcastle CBD and 20 minutes to Williamtown RAAF base this sought after 7.4 acre (approx) property is your ideal start into small farming or the perfect place to escape the hustle and bustle of city life. Featuring exposed ceilings, sun roof, an open plan modern kitchen area with breakfast bar and a home theatre room to wind down in the evenings. To compliment the home, there is a spacious children's rumpus room or man cave for entertaining. There is ample space throughout to easily accommodate the whole family. The property has level areas ideal for dressage or any equestrian pursuit. It is split into several paddocks, each watered by self watering points for horses and cattle. Furthermore, to complete this package, there is a 2 bay shed suitable for caravans and horse trailers and a double garage with workshop. This is a well maintained small acreage ready for the next family to put their stamp on it. Other features include; Large lounge with slow combustion fire Excellent access to the school bus Reverse cycle split system air conditioning Mud room 3 Horse stables and wash bay Garden shed Chook and dog runs Veggie garden 2 dams Clarence town is a small community on the banks of the Williams River. School buses run in all directions to Dungog, Maitland and Raymond Terrace. Further to this Wallaroo National Park is across the road which is has an abundance trails to ride. This is a great opportunity to spread your wings and enjoy that friendly country lifestyle. **FEATURES:** - Close To Schools - Close To Shops - Close To Transport - Fireplace(S) - Garden - Secure Parking;Air Conditioning *Please note due to COVID-19: Virtual web inspections & pre-registered private inspections available Health & safety measures are in place at all private inspections Pre-registered inspection attendees will have to answer health and safety survey to qualify to have a physical inspection at the property

CONTACT

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AGENCY

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AUCTION

Starts : Tue, 05/05/2020
Ends : Thu, 07/05/2020