



2324B Armidale Road, BLAXLANDS CREEK, NSW 2460

Expansive Hinterland Property with Creek, Forest & Quality Home

Set against the backdrop of the beautiful Clarence Valley escarpment, 2324B Armidale Road offers an exceptional opportunity to obtain a private and secure off-road rural retreat spanning approximately 288.74 hectares, just 25km from Grafton.

This is a property that truly captures the dream of country living-wide open space, natural bushland, running water and incredible sunrises and sunsets that paint the escarpment each day.

At the centre of the property sits a custom-built Hibbard Home, a quality two-storey brick residence designed to embrace the surrounding landscape. The upper level forms the heart of the home with a large open-plan kitchen, dining and living area, generous bedrooms and two beautifully appointed bathrooms, all positioned to capture the natural light, cooling breezes and expansive rural outlook.

Year-round comfort is ensured with ducted reverse-cycle air conditioning, ceiling fans and a cosy wood heater, creating a home that is both practical and inviting in every season.

TYPE: For Sale

INTERNET ID: 133P0332

SALE DETAILS

\$1,750,000

CONTACT DETAILS

Elders Real Estate Grafton

3/97-101 Prince Street

Grafton, NSW

02 6615 1602

Benny Holder

0411132517

Downstairs provides extensive garaging with 11-foot ceilings, comfortably housing multiple vehicles while still allowing room for a workshop and storage. The fourth bedroom, laundry, shower and toilet are also located on this level, offering flexibility for a guest suite, teenager's retreat, media room or potential self-contained accommodation.

A wide 12-foot wraparound verandah, screened for comfort, provides the perfect vantage point to take in the property's natural beauty, from the permanent creek and sandstone outcrops to the rolling bushland and manicured pasture surrounding the home.

Approximately 35 acres of cleared land around the residence create a park-like setting ideal for gardens, recreation, hobby farming and perfect for horses. The balance of the property consists largely of hardwood forest with light grazing areas, offering additional lifestyle or income potential with a current Private Native Forestry plan in place.

Properties of this scale, with privacy, natural beauty and breathtaking views, are rarely offered. For buyers seeking space, serenity and the chance to live the Clarence Valley lifestyle dream, this property is something truly special.

For more information or to arrange your inspection contact Benny Holder today 0491 616 380.

Benny Holder Licence No. 20312246

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided

- Bedrooms: 4
- Bathrooms: 4

HOMESTEAD

Bedrooms	4
Bathrooms	4



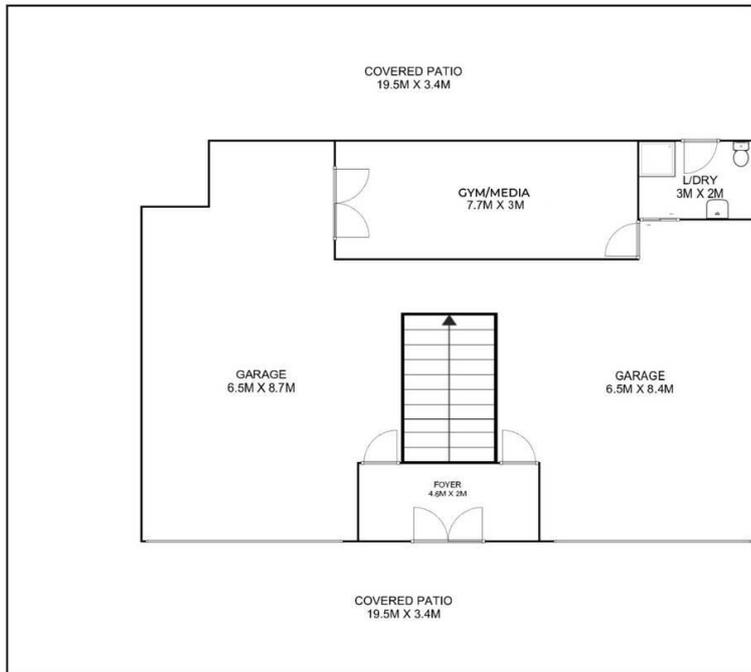




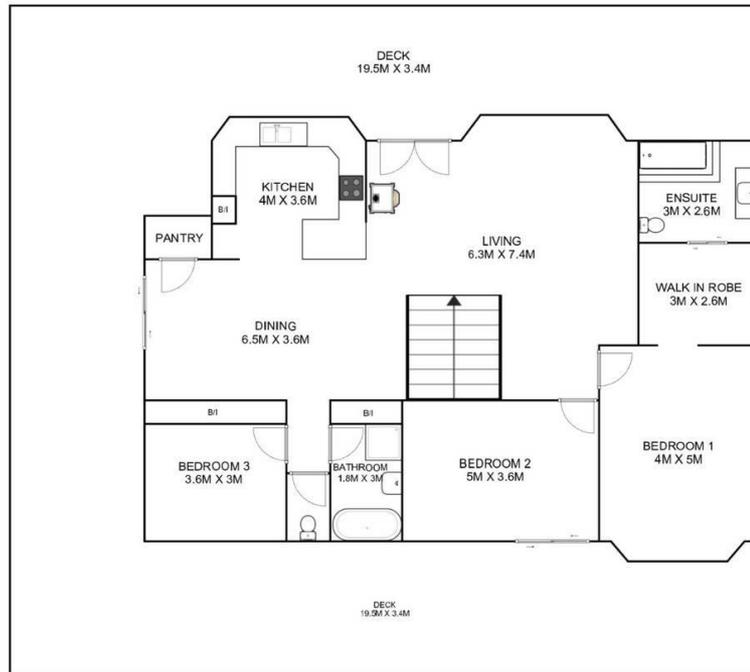


2324b Armidale Road
Blaxlands Creek

GROUND LEVEL



LEVEL 1



ALL MEASUREMENTS ARE APPROXIMATE

