



53 Teasdale Road, NEVILLE, NSW 2799

FAMILY HOME ON IDYLIC ACRES

Set in the heart of the quaint village of Neville, on a level block with a tranquil rural aspect. This family home is as "neat as a pin" & benefits from the current owners' eagerness to fully establish the property. Meaning, nothing to do but move in - from secure water supply & storage to solar panels, irrigation, fencing, horse stables, shedding & recently sowed pasture. Ideal for the horse enthusiast or the perfect hobby farm, with approx. 18 acres of ideal land & the potential to agist a further 15 acres.

Home features include:

- 4 spacious bedrooms with built-in wardrobes, plus a study (or optional 5th bedroom)
- Master bedroom with ensuite featuring a full bath & shower
- Updated kitchen showcasing all new Westinghouse appliances, stone benchtops, light-filled bay window & a convenient butlers'/walk-in pantry
- Main three-way bathroom with both bath & shower
- 9.8kw solar power system
- Ducted reverse cycle heating & cooling with zoning

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P185820

SALE DETAILS

\$1,250,000

CONTACT DETAILS

Nicoll & Ireland - Bathurst
191 Howick Street
BATHURST, NSW
02 6330 7200

George Doueih
0413 175 387

- Slow combustion wood heater
- Sunken living room, theatre room/games room for versatile entertaining
- Enormous family room with formal dining, stylish brick bar & double doors to the rear outdoor entertaining area
- NBN to the premises with excellent Telstra mobile coverage

Property features include:

- Bore water (approx. 300 gallons per hour) supplying a 5000 gallon tank which is then gravity fed to troughs in all 5 paddocks, stock yards & stables with the potential to top up the house tank in dry times
- 120,000 litre concrete water tank for secure water storage for the homestead, catchment coming from the homestead, 4 bay stables & the workshop/machinery shed
- Hayshed with 4 horse stables
- Fully operational stock yards with crush, loading ramp, holding yard plus cattle & sheep races
- Sand based horse round yard
- Fully enclosed 4-bay farm shed with 2 roller doors, enclosed fouling stable, day yard, power, lighting & an attached carport
- Wood shed & storage shed
- 12 acres sown to Blackbutt Oats divided into 2 paddocks with self-leveling troughs & 24ft gates for easy access with regular pasture improvements with yearly super & lime
- 2 additional paddocks over approx. 4 acres with regular seeding, super, lime & water troughs
- House & front paddock approx. 2 acres, secured & fully fenced
- New internal fencing to 80% of the property with the remaining fences still in great condition

Surrounding benefits:

- School bus runs morning & afternoon
- 10 minutes to Pennsylvania forest with yearly endurance race & many nearby riding tracks
- A few hundred metres away from the Neville showground & Neville Equine performance with very good facilities

* Walking distance to the very popular Neville pub & Rustic Nature Café & Public School

Just a short 15 minute drive to Blayney & 50 minutes to either Bathurst or Orange. This neat family home will be hard to look past! Close enough for the essentials, far enough away to enjoy a quiet village lifestyle.

Contact George to learn more & arrange your inspection!

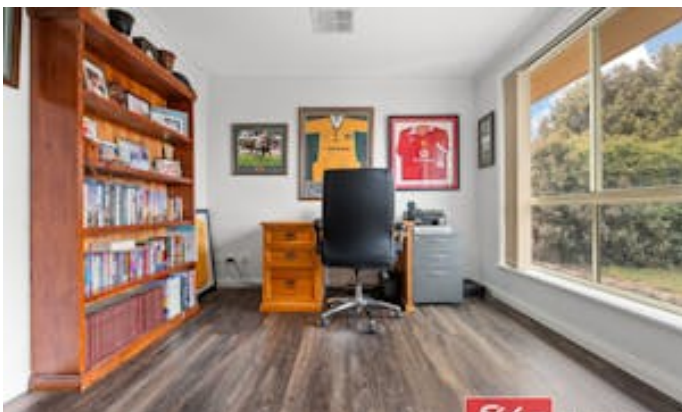
Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close

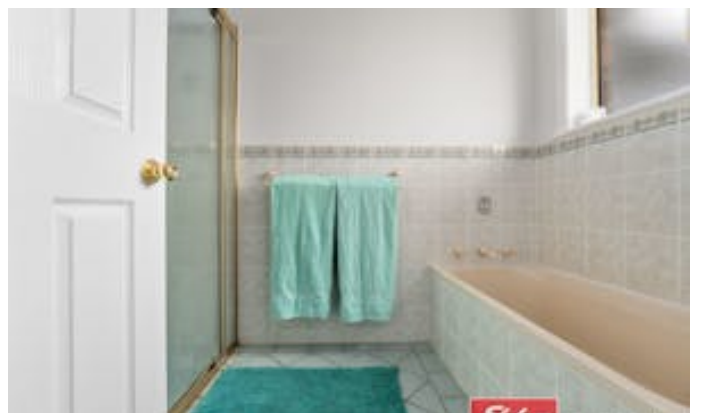
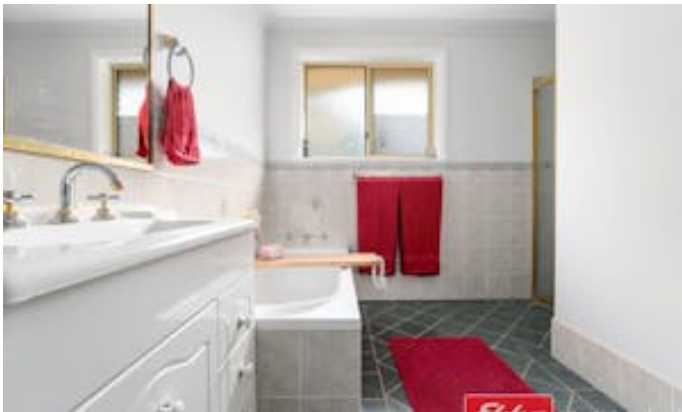
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to Shops, Heating

- Land Area 18 acres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 4
- Ensuite











Nicoll & Ireland



53 Teasdale Street, Neville
Floorplan

Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.