



3756a Thunderbolts Way, BRETTI, NSW 2422

"Arcadian Park"

107.20 hectares, 264.89 acres

Around 3kms north of Brettie Reserve in a magnificently scenic valley, you'll discover "Arcadian Park", a lifestyle farm rising up from the Barnard River and enjoying breathtaking views in all directions. Offering superb river frontage (560 metres) on both sides of the Barnard River Bridge and your choice of several excellent building sites. There is endless potential here to create an enviable dream property with lifestyle to match.

Property features include-

- Fronting the Barnard River and neighbouring Brettie Nature Reserve at rear.
- A total of around 107.2 hectares (265 acres) comprising a mixture of bush & grazing land.
- Approx. 100 acres of cleared ridges and forest grazing.
- Topography rises from around 100m to 350m.

TYPE: Sold

INTERNET ID: L26407062

SALE DETAILS

\$1,250,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

John Booth
0417230236

- Fenced into one large paddock.
- Plus a small separate paddock (Paulownia Paddock) for silage, between Thunderbolts Way and Barnard River Bridge, providing a secluded riverside camping spot.
- Hand sown pasture with estimated year round carrying capacity of 20 breeders.
- 3 dams and ability to pump from the river to the house water tanks & large poly tank near entrance.
- A substantial (240sq.m.) owner-built weekender shed (non-approved) provides comfortable permanent living quarters with an opportunity for further finishing.
- Accommodation includes open plan living/kitchen/dining and workroom, plus 2 bedrooms and ensuite bathroom.
- Front & rear covered paved terraces provide alfresco space for relaxation and taking in the stunning valley views.
- 3 bay parking with roller doors at the house, plus carport.
- Raised garden beds, a chook run, orchard (lime, pear, peacharine, orange, apricot, mango, avocado, cherry, apple and lemon, to name just a few), plus a shade house.

Further improvements include:-

- 4 bay machinery/caravan canopy
- Drive-through hay shed (7.4m x 7.5m) plus lean-to (4m).
- Solar power (16 x 250w panels) with battery back-up (12 x 12v batteries), generator and satellite broadband.
- Ample water storage with 4 x 22,500 litres tanks.
- Holding paddock with steel yards at the entrance off Thunderbolts Way.
- Subject property comprises Lot 10 only. A Right of Way from entrance benefits neighbouring Lot 11 (south-eastern side). Both properties are currently addressed 3756 Thunderbolts Way.

"Arcadian Park" is situated just 38 kms easy drive north from Gloucester, 115 kms south of Walcha or 113 kms west of Taree, in a stunning location. If you are searching for a lifestyle property with unparalleled views and huge potential for further improvement, don't miss the opportunities available here.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 107.2 hectares
- Building Area: 240.00 square metres
- Bedrooms: 2
- Bathrooms: 2

TITLE/POSSESSION

Rates	1900 per annum
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HOMESTEAD

Bedrooms	2
Bathrooms	2
House Area	240.00 square metres







