



3783 Clarence Town Road, BROOKFIELD, NSW 2420

Tranquil Rural escape close to Town

An impressive fenced 2240 square metre block was the site of the original homestead "Homeville House" built in Mid 1890's.

In 2013 construction of an architecturally designed western wing was completed which blended the original floorplan with an improved, functional living space.

The property represents an exceptional opportunity for buyers seeking space and tranquility in a rural setting. It offers a low maintenance lifestyle with adequate space to appreciate 360 degrees views due to its sitting on a ridge.

Simply a unique property offering privacy and a true sense of escape, only 15 minutes' drive to Dungog.

Home Features

- 3 Bedrooms and 2 bathrooms
- Formal Living and Dining

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: L37296178

SALE DETAILS

Contact Agent Private inspections only

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208

Sally Koppers
0438899703

- Casual living and dining to western wing with raked ceilings
- Garden veranda room perfect for outdoor dining
- French doors, hardwood features and plantation shutters
- Open fire, air conditioning and ceiling fans throughout the home

Property & Infrastructure

- Freestanding 6M X 4M Colourbond shed for storage space
- Full shipping container for additional storage
- Solar Hot Water system
- Eco-friendly septic system with onsite irrigation
- Kitchen eatin breakfast and gas/electric cooking
- Excellent water storage, ideal for household use, gardening and fire protection
- 58,400 Litre water storage to home
- 1,000 litre garden tank
- 13,000 litre dedicated fire tank

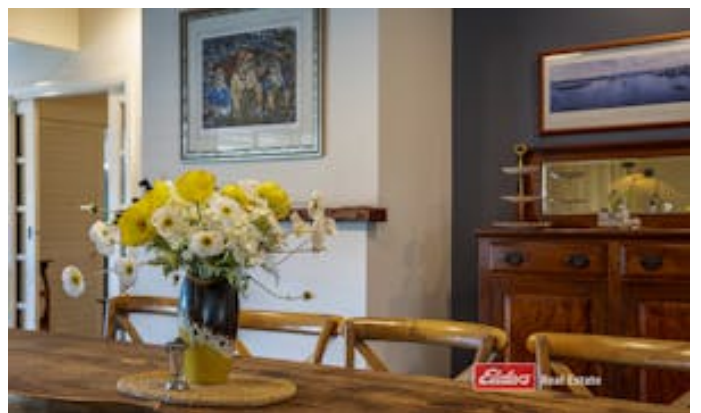
Garden & Outdoor Highlights

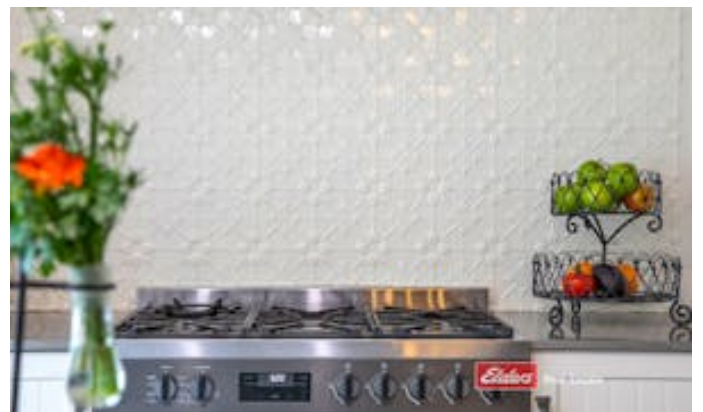
- Established gardens including frangipani, persimmon, peach, pear and mulberry trees
- Rose gardens, birdlife, ponds and spacious lawns
- Peaceful rural ambiance with room to further landscape or develop

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 2,240.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Floorboards

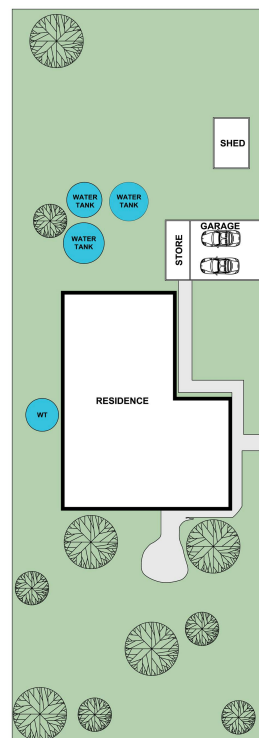
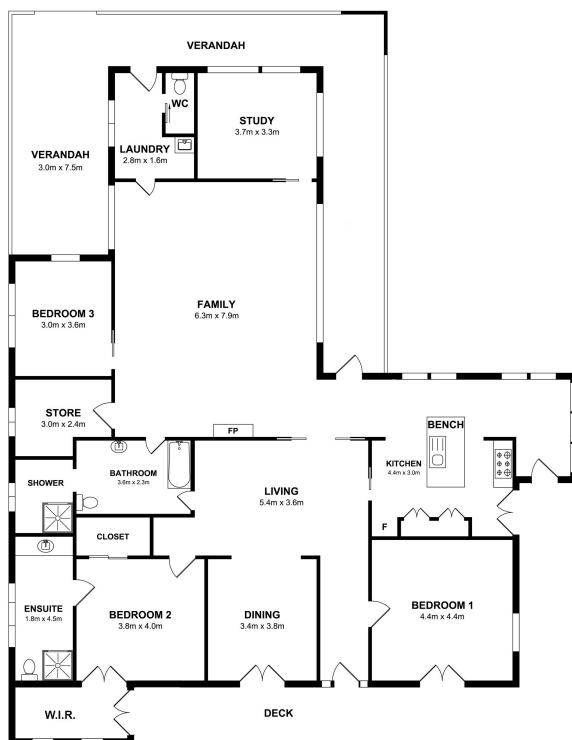








SITE PLAN



SITE PLAN



Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Real Estate

3783 Clarence Town Road, Brookfield
Total Approx Floor Area 229.28 sq.m