

"Balloch" 68 Wilson Row, Murrurundi, NSW 2338

Sold - \$1,300,000

Lifestyle 2 2 6



Perfectly Positioned Lifestyle Property Ready for Your Horse

Location Location Location! As the old real estate cliché goes, they don't come much better than this. Just under 100 acres, mins from the heart of Murrurundi with Pages River frontage and development potential. Enjoy "Balloch" as the equine lifestyle property that it is or look to take advantage of the zoning and multiple lots and profit from a subdivision.

Open for Inspection

By Appointment.

Area: 39.39ha (97.33ac) River flats rising to undulating grazing areas to some higher timbered area.

Location: "Balloch" is located at the top of the Upper Hunter in the popular township of Murrurundi. The property itself is just mins from town and benefits from 2 entry points. Access is available from Wilson Row and also Brook Street (river crossing).

Accommodation: The 2 bedroom + large office/3rd bed weatherboard cottage is circa 1930 and boasts timeless appeal. wide timber floorboards, high ceilings, double hung timber windows, fireplace and a large wrap around veranda make this property a comfortable and inviting home. The bathroom has had a recent renovation. The house yard gardens are bursting with colour and the sparkling inground pool is ready for summer. In addition to the house there is external guest or teenage retreat accommodation adjacent to the house with a kitchenette and bathroom.

Additional infrastructure:

Equine infrastructure:

- * Stable lot with 7 stables and storage
- * Automatic self-watering system to each paddock
- * 7 loose boxes in paddocks
- * 2 stables with adjoining yards
- * Undercover round yard with water
- * Large oblong yard & crush
- * Several hay storage sheds

Shedding:

Listed By
Stephen Johnston

