Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Runnymead Blairmore Lane, Aberdeen, NSW 2336

Sold - $1,650,000

Lifestyle 4 3 2









Private, Productive & Picturesque

Nestled on the fertile flats of Blairmore Lane, "Runnymeade" is an exceptional rural lifestyle property that perfectly balances tranquility, comfort, and agricultural productivity. This versatile holding offers a rare blend of lifestyle and functionality, with quality infrastructure and a thoughtfully designed layout, ideal for those seeking privacy without compromising on potential.

Open for Inspection

By Appointment.

Homestead
At the heart of the property lies a beautifully appointed three-bedroom, two-bathroom homestead, thoughtfully designed for both style and practicality. A spacious study, easily converted to a fourth bedroom, adds flexibility for families or guests. Wraparound verandas create a seamless connection to the outdoors, offering year-round enjoyment of the stunning rural surrounds.

The meticulously maintained house yard features established trees and low-maintenance gardens, enhancing the property's aesthetic appeal.

Adding further versatility is a well-presented two-bedroom cottage-perfect for extended family, guests, or as an additional income stream.

Infrastructure
"Runnymeade" is well-equipped with substantial infrastructure to support a range of rural enterprises. A large stable barn offers excellent facilities for equine enthusiasts, with ample room for horses, feed, and equipment. The stable barn also provides extensive machinery storage.
Steel cattle yards are centrally located for efficient stock handling. Multiple sheds and an original dairy provide additional storage and functional space for tools and operations.

Water
Water is a feature, with a 60 Meg WAL and underground mains servicing 8 hydrants across the property-perfect for irrigation and boosting productivity. Additional water includes a stock and domestic allocation, supplying the house yard and a network of concrete troughs throughout the paddocks.

Property Layout
Designed with lifestyle in mind, the property offers excellent privacy without sacrificing operational efficiency. The homestead is peacefully positioned, with large open paddocks located behind the home. These working areas can be accessed separately via Dartbrook Road, allowing for easy management while maintaining the seclusion of the residence.

Listed By
Stephen Johnston

Listing Number: 3506916

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.