

12 Campbell Pl, Aldavilla, NSW 2440

Sold - 22/01/2021

Lifestyle 4  3 



Rural & Town Life Rapped Into One Perfect Package - Sub-divi

This exquisite home land package in the highly desired Aldavilla area is not only very rare because of its size and sub-division potential but also because of its pin-perfect presentation. I know you will love and respect what you will see here - any buyer will be able to walk in the front gate and realise straight away that this is a home of real value. This is a property that has been loved and established, truly cared for day after day since it was built. This is a one owner home special!

Open for Inspection

By Appointment.

A wonderful home and rural block, a rare find and priced to sell - useable 95% flood-free acreage within 10 mins to town. Lucky that this magic package happens to be located in one of the loveliest neighbourhoods around - quiet cul-de-sac, great neighbours, close to Aldavilla Primary School, not far from the river for your Bass fishing adventures and really it's not far from the beaches either.

It's quality and potential all round. If you want to build again, you can sub-divide this home off on 1Ha and sell it...and you can build again! Talk to me more about this!

- 12.6Ha (31Ac) - beautiful rolling green hills and stunning views to the mountains.
- Sub-dividable - into 2 x 1Ha. blocks with dwelling entitlement + 1 rural block without. or 3 blocks (sub. to Council regs).
- Impeccable one-owner brick & tile home.
- 4 bed, 2 bath, 2 attached garages.
- Formal lounge, dining, family, kitchen, large laundry (+ 3rd toilet), 3-way main bathroom.
- En-suite to master. Built-in robes to all.
- High cathedral ceilings in formal lounge and dining rooms.
- Stunning timber kitchen: stone bench tops, breakfast bench, electric stove, Miele dishwasher, Bosch hotplate.
- 2x RC air con, SC fire, ceiling fans.
- Separate 10.5m x 9.5m steel shed with extra high 2 roller doors (2 to 4 cars) + studio with bathroom.
- Excellently fenced - 5 paddocks with laneway & stockyards.
- Stock watered by permanent spring-fed dam + creek + trough/town water.
- Dog-fenced back yard.
- Fenced vegie garden, fruit trees.
- Town water, waste collection, daily mail, power, phone

Listed By

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