

'Blairmore Blairmore Lane, Aberdeen, NSW 2336

Sold - 26/05/2022

Other 5 2 2



40 acre irrigation property with impressive 5 bedroom home

'Blairmore Park' offers an excellent opportunity to purchase approximately 40 acres of prime alluvial soils on the banks of the mighty Hunter River. The sale includes Hunter River water licence, underground irrigation infrastructure, horse facilities, and an impressive 5 bedroom Alan Eather home with huge modern kitchen and plenty of room for the family.

Open for Inspection

By Appointment.

Location: Just 3km off the New England Highway, 5km west of Aberdeen, 12km south of Scone, 3 hours north-west of Sydney CBD.

Area: 16 ha / 40 acres

Title Particulars: Lot 1 DP961854, Blairmore Lane, Aberdeen.

Country: The topography of the land is predominantly flat with a very small portion gently undulating. The soils are made up of mainly rich alluvial chocolate soils. Timber comprises of mainly native box trees. There is approx. 95% arable land.

Water: The property is located on the banks of the Hunter River with direct access for water from the river for both stock and domestic, along with a 100mg Hunter River water allocation.

Irrigation: There is irrigation infrastructure in place including underground mains. The property has full underground 3, 4, 5 and 6 inch mains throughout. Most of the property has established kikuyu pastures, irrigated with K-line irrigation.

Rainfall: Approx. 26 inches / 650 mm average per annum.

Fencing: The property is subdivided into approx. 2 main paddocks with the fencing being in good stock proof condition.

Improvements: Include a 5 bedroom Alan Eather home built in 2011. This home has the quality that you would expect from the builder. There are 5 bedrooms, 2 bathrooms, formal living and dining areas, and an outdoor entertaining area. Other features include ducted reverse cycle air conditioning, double garage with remote door.

Listed By

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