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REAL ESTATE

Maitland

1220 Maitland Vale Rd, Hillsborough (Lambs Valley)

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Property Gallery

120 Acres of Stunning Country!

\$599,000



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David Haggarty



(02) 4933 5544

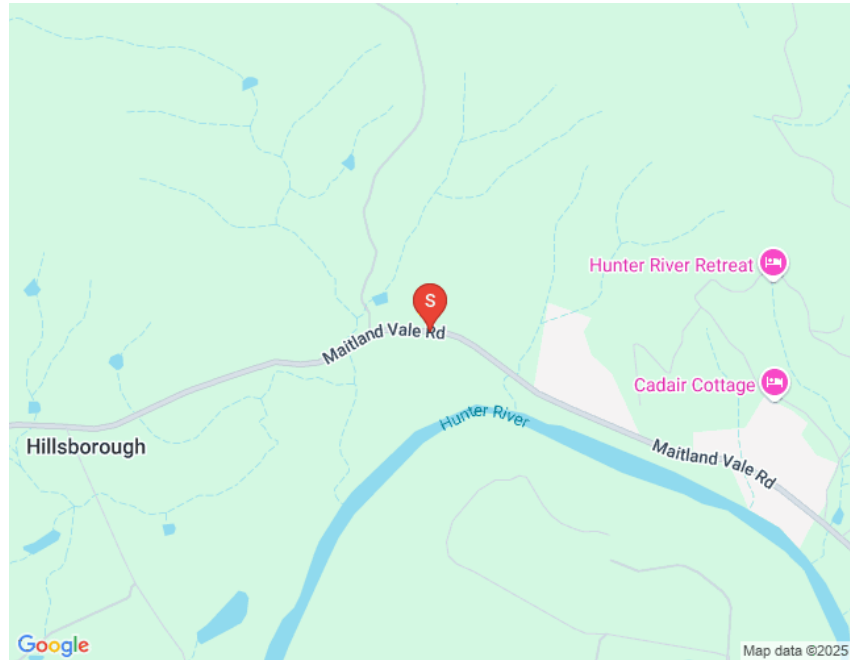


sales@davidhaggarty.com.au

Bedrooms Bathrooms Car spaces Land size

120 acres





Description



Situated amongst the rolling hills of Lambs Valley and Maitland Vale, this pocket of paradise is a farming family's bliss! Tucked away from the noise of traffic, light and busyness of town, this parcel of land has picturesque views throughout, open grazing along with wooded areas, 4 valley fed dams and the foundations of an incredible family farm home. 20 minutes from schools with a bus route to the drive entrance and 25 minutes from either Maitland or Singleton, this property is rural and quiet without being segregated from amenities!

Fenced on four sides and with a 3/4 acre fully fenced chook run and house, it will be fit for your beautiful egg layers too. A sweeping drive leads you through the first 60 acres of the undulating block on a magical drive past paddocks, dams and the beginnings of a stunning wooden 18m round yard, while the anticipation of more is fulfilled at the entrance to a large house pad. Two levels have been excavated to accommodate for a significant sized building and structures from a 25x12m south facing house with spectacular views, a 4 bay garage, a garden with a footprint as large as the house and an Olympic sized horse arena at the bottom of the garden.

The current house pad is ready for you to build your dream home on, with ground surveys and fire reports already done! It also boasts an inspiring 3 bedroom, fully furnished with all appliances, off grid container building as a weekender. With metal beams ready for a large inviting deck this would make the perfect spot once your home is built for when country fun days turn into late nights with friends, watching the breathtaking sunsets and star bright skies.

This set up is in addition to two 20ft containers for storage and a large amount of farm/fencing materials (barb, gates etc.) to continue to create paddocks. The rear 60 acres of the block is ideal for dirt/ mountain biking and hunting. The house pad offers beautiful views of the valley along with neighbouring cattle farms. The block is a hive of nature from kookaburras, roo's and even a koala!! There is an abundance of Horse riding trails around the block as well as access road area and the yearly horse ride to Vacy with the Lambs Valley community is a wonderful day!

This vacant land is has a multitude of uses but one thing is for sure...the foundations of a breathtaking incredible property is yours for the taking!

Priced extremely well for a quick sale, don't waste a moment in enquiring about this property in the sort after Lambs Valley region!

(Access via 162B Lambs Valley Road, Lambs valley)

This property is proudly marketed by Patrick Howard, contact 0408 270 313 for further information or to book your private inspection!

" First National David Haggarty, We Put You First "

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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Relevant Documents

[Contract of sale](#)



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About Us

PAT HOWARD | Property sales consultant



Pat has been a Sales Agent with First National David Haggarty for the last 2 - 3 years and brings a fresh and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for the past 16 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to Maitland Rugby Club. With a successful career of sales in both the Manufacturing and the Entertainment industry, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pats ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors.

Links

[Pat Howard: Domain profile](#)

[Pat Howard: First National profile and current listings](#)

[Pat Howard: Realestate.com profile](#)

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Plans provided are a guide only and those interested should undertake their own inquiry.