

Sold



2424 Paynes Crossing Rd, Paynes Crossing



'Amosville'

An original homestead block of over Seventy four farm acres (**29.96 hectares**) with creek frontage, historically this is the first time 'Amosville' has been offered for sale in over 100 years. Located just a short 6km drive from Historic Wollombi Township, 'Amosville' offers one of the valleys most prettiest outlooks, siding onto the Wollombi Brook, a permanent water source for a place to swim or catch a fish. From the picturesque green pastures the property rises high onto the ridge tops of scenic mountain bushland terrain, a place to discover amazing rock features and hidden caves.

A solid 3 bedroom brick country style homestead has been built to last, featuring a steel frame construction and bull nose wrap around verandah, suitable for all seasons. Comprising open plan living and dining, a sizeable kitchen, bathroom with separate toilet and internal laundry. The home features high ceilings, a slow combustion fire place, split system reverse cycle air conditioning, ceiling fans, Italian slate tiles, brand new carpets to all bedrooms, recently freshly painted and a large bay window in the living area, taking in the exceptional mountain views. The house yard is fully fenced and ideal for pets and keeping children at bay.

The property has all the farm life trimmings including a 4 bay lockable machinery shed set upon a concrete floor with power, lighting and water connected, a double car shed, single carport, 2 bay hay shed, large horse stable, cattle stockyard, fully secure chook pen and the property is fenced into 5 paddocks with 5 dams servicing all.

3 1 7 29.96 ha

Price	SOLD for \$930,000
Property Type	Residential
Property ID	171
Land Area	29.96 ha

Agent Details

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Office Details

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With a land line phone and NBN satellite internet connection working from home is an easy option if desired. Free to air T.V connection allows good coverage to most generalised channels. Ample domestic water storage, approx. 53,000 litres.

Whether you are looking for a rural property to run some cattle, horses or livestock of your choosing, grow fruit trees, vegetables or just have your own beautiful piece of Australia to call home! 'Amosville' gives you all these options plus more...The choice is all yours!

Things You Will Love About this well Established Farmlet...

- Country style brick homestead on 29.96 hectares (approx. 74.03 acres)
- Steel frame construction with bull nose wrap around verandahs on all sides
- Three bedrooms all with new carpet
- Two bedrooms with T.V points, mirrored built in robes & ceiling fans
- Master with sliding door access to verandah & split system r/c air conditioner
- Loungeroom with slow combustion fire place, brick feature wall, timber laminate floating floor
- Large feature bay window with exceptional mountain views
- Dining area
- Generous kitchen with electric stove, ample cupboard space – 2 door pantry
- Italian tiles to the dining, kitchen and hallway areas
- Bathroom with shower, vanity, IXL tastic light
- Separate toilet
- Internal laundry
- Large linen press
- 9ft ceilings throughout
- Large split system reverse cycle air conditioning system
- The house is fully insulated (Walls/ceilings) and all windows have been tinted
- Roller shutters
- Meter box has been adapted to accept emergency backup generator
- Backup generator
- 14,000 gallon (approx. 53,000 litre) water storage
- Off peak electric hot water system
- Telstra land line phone connection
- NBN satellite internet connection
- Recently restored roof
- Recently upgraded driveway
- Enviro-cycle sewerage system (Serviced by Earth safe quarterly)
- Fully fenced house yard
- Fully secure chook pen
- 4 bay lockable machinery shed with concrete floor, power, water & lighting
- Double car shed
- Single carport
- Property is fenced into 5 paddocks all with dams
- Hay shed
- One large horse stable
- Good size cattle stockyard with galvanised & wooden rails plus crush/headlock

- Stock proof fencing (Split post barb and wire)
- Wollombi Brook frontage
- Fertile acres suitable for grazing/cropping
- Scenic bushland mountain terrain
- Amazing rock features and caves
- Approx. 6 min drive from Historic Wollombi village
- Approx. 80 min drive from M1 Wahroonga/Sydney interchange

For further details please contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M:0497 281 475

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