

SOLD



675 Warraba Rd, The Branch



## Lifestyle Change? Country homestead on 100 acres near Stroud with prime river frontage

Hobby farmers, or those seeking a lifestyle change, will find plenty of appeal at this 100 acre Port Stephens Hinterland property, with salt deep water frontage.

Overlooking green lawns and established gardens, the cedar clad & charming country homestead offers huge open plan living areas downstairs (approx.. 10 x 7 metres), including kitchen, lounge, dining, bathroom and laundry. Upstairs has a large loft area for additional bedrooms, exuding expansive rural views of the surrounding countryside.

Directly adjacent and accessed by internal corridor is the two bedroom accommodation. The Master bedroom is massive with a en-suite, spa tub and walk in robe. All living areas are airconditioned, along with a wood slow combustion fire. There is two bathrooms.

There is so much opportunity to expand into a family home, or secondary guest accommodation. This unique acquisition provides your chance to purchase not just a house, but a home.

Sit on the wide verandah, admire the huge volumes of native parrots, or stroll down to your own salt & tidal deep water frontage and watch the dolphins swim by.

This unique property was previously utilised as an aquaculture enterprise, farming Blue Claw yabbies. Fresh water is abundant with an enormous 22 megalitre licensed dam and 28 ponds encompassing an average of 1200 square metres. Further licensing is provided with options to farm mud crabs, silver perch, bass, golden perch (yellow belly) or mulloway...All ponds are connected by plumbing with pumps, with the majority of infrastructure to hobby farm or proceed into larger ventures.

Pastures are mainly cleared, providing additional opportunity to graze cattle or horses.

This deep salt water frontage is a rare offering to say the least. With at least 400 metres with direct

4 Beds 3 Baths 12 Cars  
100.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	19
<b>Land Area</b>	100.00 ac

### Agent Details

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access to The Branch River, joining the Karuah River, approximately 20 minutes navigable by boat to Nelson Bay and Port Stephens.

Shedding is more than ample with 2 sheds (19 x 12 metres & 18 x 6 metres). Both are plumbed to rainwater tanks. There is a lockable workshop and an area which is occupied by the numerous purging ponds for any associated aquaculture ventures.

Solar power is provided to decrease electricity costs.

The lovely property is located approximately 2 hour's drive from Sydney, an hour from Newcastle or 35 minutes Raymond Terrace.

Contact John Miles 0458 945 100

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