

## Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Property Video](#)
- | [Property Inclusions](#)
- | [Relevant Documents](#)
- | [Comparable Sales](#)
- | [Around Paterson](#)
- | [About Us](#)
- | [Disclaimer](#)

## Property Details



### 151 Keppies Road, PATERSON

Lifestyle Acreage in Prime Paterson Location

6  2  1 

**\$900,000 -  
\$990,000**

Air Conditioning

Study

Above Ground Pool

Balcony

Deck

Outdoor Entertaining

Workshop

Built In Robes

Dishwasher

Whether you'd like to enjoy the privacy of a tranquil, rural lifestyle for yourself or make the most of the potential available with virgin bush, this is an extraordinary opportunity to realise your Paterson country dream.

This Iconic ridge property of 120.7Ha or almost 300 acres has sweeping views over the Paterson Valley and it is designed as two separate dwellings (one brand new) separated by a decked pool and open lawn- This is the ultimate Paterson lifestyle and land package.

The heart of the home is the stylish open-plan kitchen with stone benches, slick cabinetry and stainless-steel brand name appliances. The flowing lounge and dining overlooks that outdoor area and onto the pool, while the main suite benefits bush views.

The separate residence is perfect for visiting guests or multi generational families. Featuring three bedrooms that open onto a central living and kitchen area which impresses with soaring cathedral ceilings. This area could present itself as a lucrative investment holiday accommodation or eco-tourism. In addition to the main home and this separate cottage, there's a separate study, store room and studio attached to the carport to the main home.

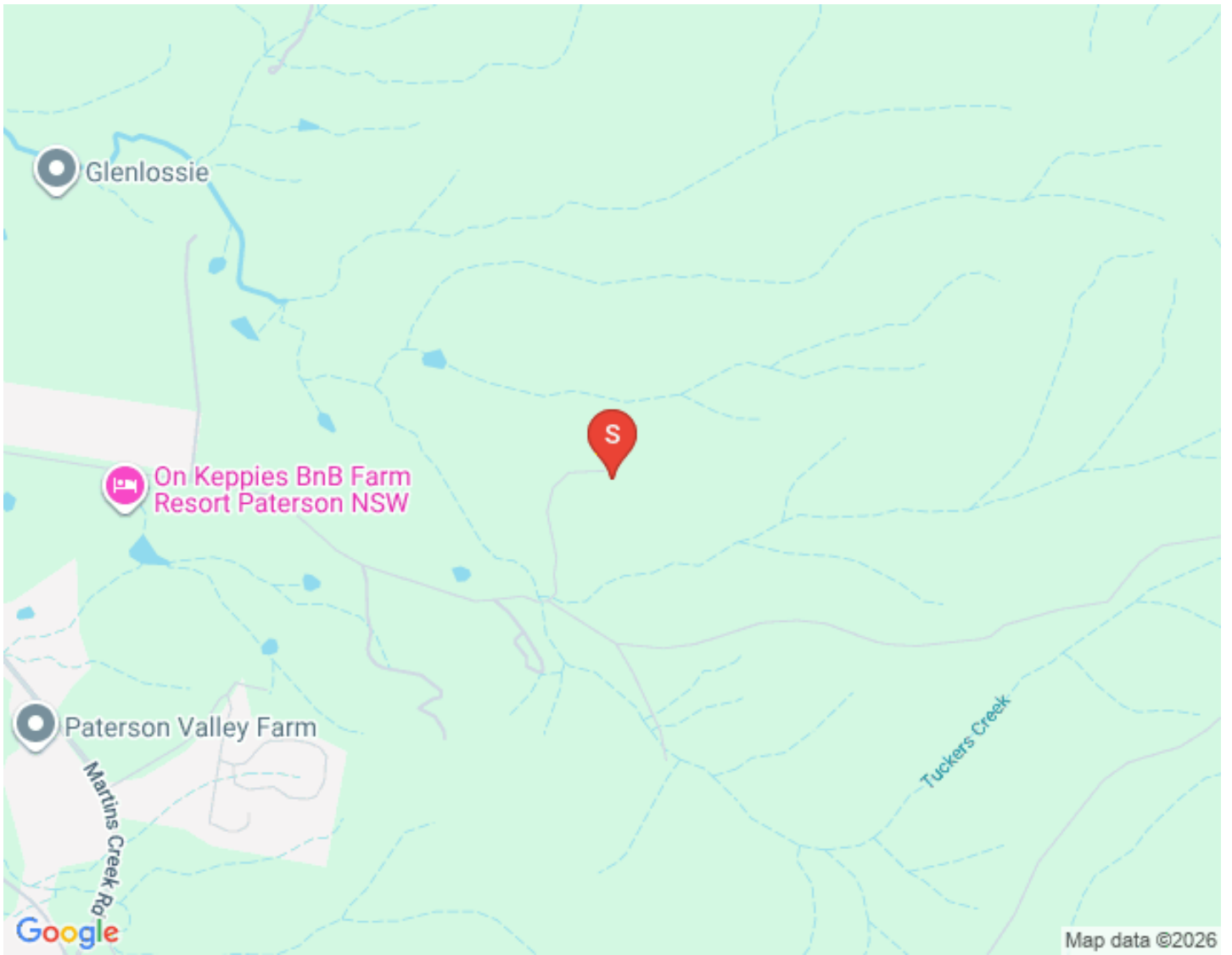
A gift from nature, the magical location coupled with breath taking views across the Paterson Valley, makes this property one of the best this region has to offer.

This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021

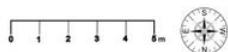
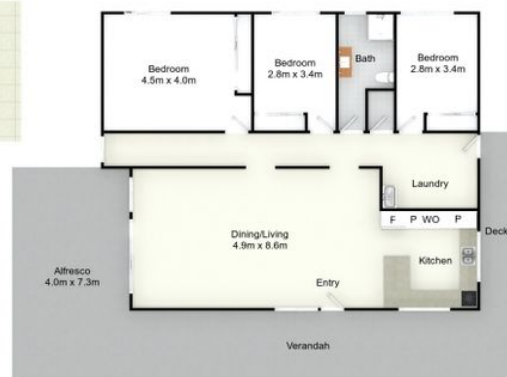
921 or 0403 142 320 for further information or to book your private inspection.

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.

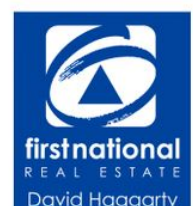


## Floorplan



## 151 Keppies Rd, Paterson

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



## Property Video

## Property Inclusions

### House Exterior

Paved veranda

Porch lights

Outdoor power points

Undercover area

Freshly graded driveway

Above ground, decked pool overlooking the valley

Black pool fencing

Single carport

Arbour

Fenced veggie garden

# Lounge Room

Slate look tiled floor

Timber panels

Ceiling fans

Downlights

Mitsubishi wall mounted AC

Sliding glass door

Security screen doors and windows

# Kitchen

Slate look tiled floor

Stone benches

Gloss cabinetry

Westinghouse dishwasher

Wall mounted Westinghouse electric oven

Double sink

Microwave cavity

Fridge cavity

Downlights

Four-burner gas, bench mounted stove

Range

Pot draws

Subway tile splash

Breakfast bar

# Main Bedroom

Plush carpet

Timber panels

Ceiling fan

Downlights

Three-door mirrored robe

Mitsubishi wall mounted AC

Two double power points

## Bedrooms 2-3

Plush carpet

Two- door mirrored robe

Two double power points

Timber wall panels

Ceiling fan

Downlights

# Bathroom

Slate look floor tiles

White wall tiles

Porcelain WC

Separate shower

Frosted glass window

Three-way light

Single vanity

Double power point

Double towel rail

Separate AC

# Laundry

Slate look floor tiles

Downlights

Free standing wash tub

# School House

Paved veranda

Exterior storage cupboard

Security doors

Glass sliding doors

Colourbond construction

Water tank

Cathedral ceilings

Ceiling fans

Kitchenette

Panasonic AC

Storeroom

WC

Bathroom

Three bedrooms

Security screen door

# Extras

Fire rated fibro internal walls

Solar 16 panel solar system - inverter not connected

Separate storeroom, study, studio and carport

## Relevant Documents

[Marketing Contract](#)

## Comparable Sales

### 399 MARTINS CREEK ROAD, PATERSON NSW 2421

5 Bed | 3 Bath | 8 Car  
\$950,000  
Sold ons: 17/12/2020

### 560 WEBBERS CREEK ROAD, PATERSON NSW 2421

4 Bed | 1 Bath | 7 Car  
\$1,010,000  
Sold ons: 15/12/2020

### 128 BOULTON DRIVE, PATERSON NSW 2421

4 Bed | 3 Bath | 1 Car  
\$951,000  
Sold ons: 05/12/2020

### 150 GRESFORD ROAD, PATERSON NSW 2421

5 Bed | 4 Bath | 2 Car  
\$900,000  
Sold ons: 03/07/2020

### 29 WOODGLEN CLOSE, PATERSON NSW 2421

3 Bed | 2 Bath | 3 Car  
\$915,000  
Sold ons: 15/06/2020

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes liability for any loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

## Around Paterson

### **PATERSON**

With additional land releases in recent years, Paterson offers its inhabitants a wealth of charming features including a wide main street with a variety of shops that include a bakery, café, supermarket, two hotels, a service station and dedicated post office, as well as the famous John Tucker Park with its New Year celebrations and well photographed Poplar Trees. Family oriented streets as well as a public school and community run preschool, make it extremely appealing to a wide demographic. Well frequented by the students of the famous Tocal Agricultural Collage, the village also boasts the historic Tocal Homestead offering visitors a tour of a life gone by and the annual Tocal Field Days is a local institution.

### **AROUND PATERSON**

#### **SCHOOLS:**

- Paterson Valley Community Preschool
- Paterson Public School
- Dungog High School

#### **CAFES AND RESTAURANTS:**

- The Courthouse Tavern
- CBC Bed and Breakfast Cafe
- Paterson Tavern & Yabbies Cafe
- Paterson Country Cafe
- Riverview Deck Cafe

#### **SHOPPING:**

- Paterson Butcher
- Paterson IGA

## About Us



### **MICHAEL HAGGARTY**

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

[mick@fnrem.com.au](mailto:mick@fnrem.com.au)

With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

[Phone Mick](#)

[Email Mick](#)

## Disclaimer

First National David Haggarty a declare that 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 inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

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