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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.

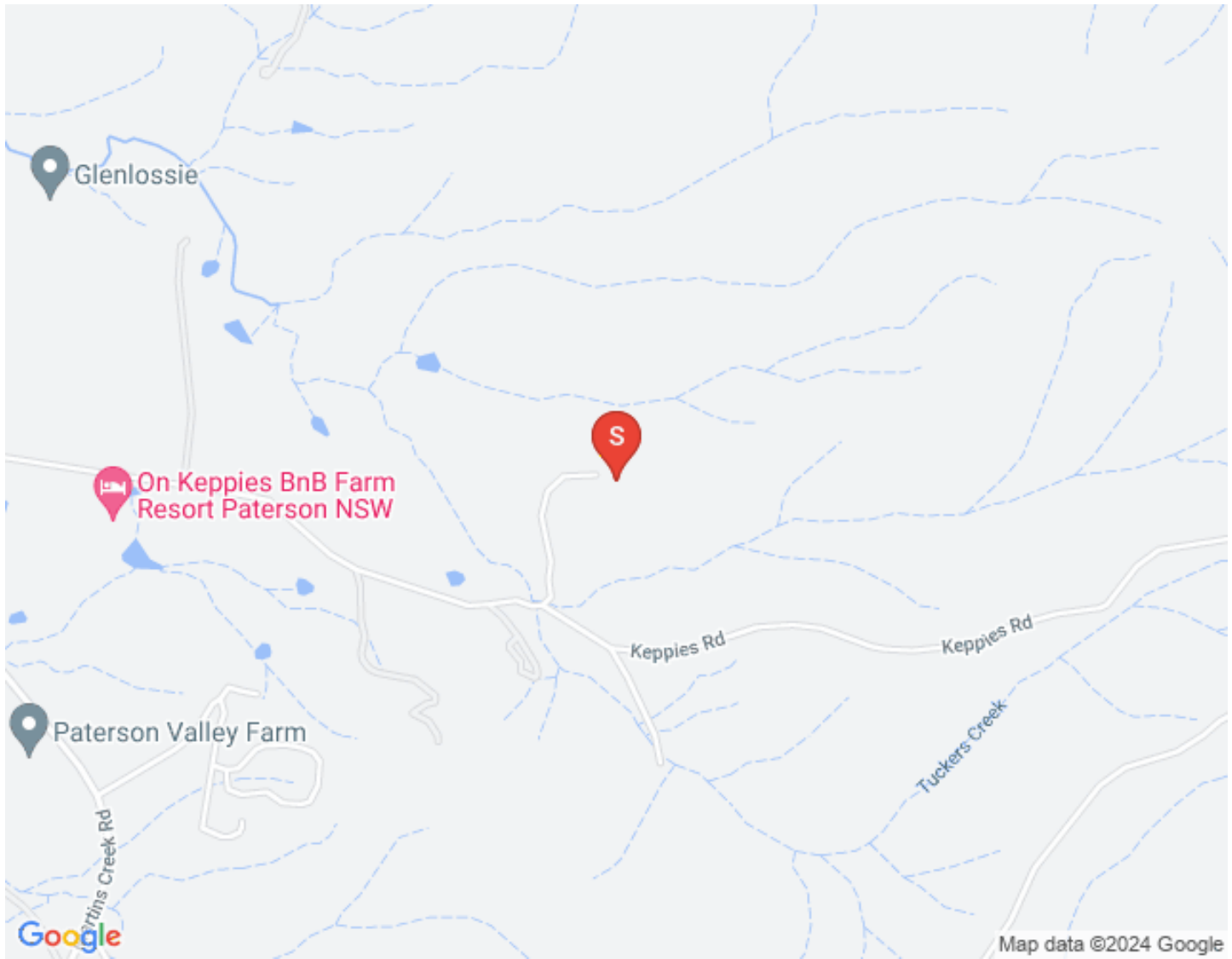
A gift from nature, the magical location coupled with breath taking views across the Paterson Valley, makes this property one of the best this region has to offer.

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

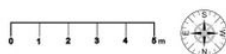
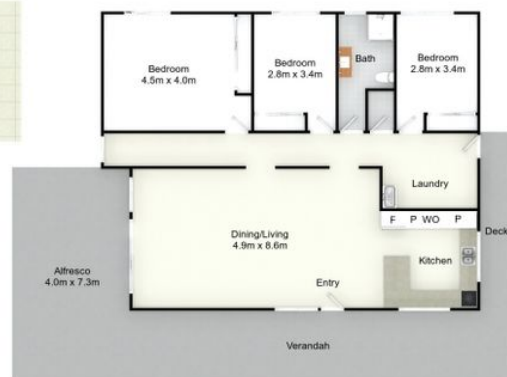
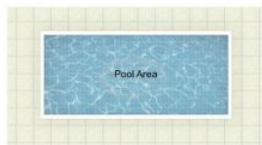
921 or 0403 142 320 for further information or to book your private inspection.

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.

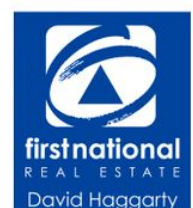


Floorplan



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 files

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

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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

0408 021 921

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Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a licensed real estate agent with a strong local knowledge and reputation, for telling it how it is. He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call. Specialising in residential, rural and commercial sales, you can't beat local knowledge and experience.

[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.