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Property Details



14 Arran Circuit, Largs

Take Me To The River - Must Be Sold !

6 4 8 **$1,900,000**

1 Ensuite	Ducted Cooling	Rumpus Room
In Ground Pool	Ducted Heating	Balcony
Deck	Floor boards	Outdoor Entertaining
Shed	Workshop	Fully Fenced
Broadband Internet	Built In Robes	Dishwasher

With sweeping vistas of rolling green paddocks and sunshine hued yards, it's easy to see why this 25 acre farm stole the current vendor's hearts at first sight 20 years ago.
14 Arran Circuit is very much a working property with the owners' keeping cattle, horses, sheep, goats and alpacas on the holding but thanks to all the luxe touches, the home itself feels more like a country retreat than a farmhouse.
The design has its roots in a Queenslander with its wide, wrap around veranda, weatherboard cladding and elevated position; it's a home built for country life.
When you enter the home, you feel like the outside comes in and that you're connected to nature via carefully framed views that capture light and landscape through the seasons. 'I love that our house is open and breezes flow straight though keeping the place cool during the warmer months' say the current homeowners.
An all-white kitchen can create a calming and streamlined ambience in which to work and entertain. Here, a focal point in the kitchen is a picture window that was designed to bring in the surrounding farmland vistas and natural light.

Stone benches, gas cooking and a walk-in pantry will spoil the cook of the family and a spectacular pendant light hung in the kitchen is just a striking as a piece of artwork.
Choose to end a glorious day with family and friends while candles and fairy lights twinkle on the elevated deck or by the fireplace pergola. It's a joy to come out here on a Summer evening and listen to the kids laughter in the pool.
Poolside BBQ's, early morning swims and late-night dips: having a swimming pool in your backyard is the very definition of the great Australian dream. "Summer is the best here " we're outside all the time either in the pool or tinkering on the farm" says the current owners.
"The kids can have a true free-range childhood, they love to be outdoors, engaging with nature". With 320m of river frontage along the Paterson River including your own private pontoon, boat ramp and winch, the options of where and how to spend your time outside are endless.

The pontoon is fully decked out with three phase power, NBN connection, lighting and CCTV covering the boat ramp and pontoon. Not just a recreation area, the river frontage also provides for irrigation to most of the farm and supplies one of the dams with aeration.
As a working property, nothing has been overlooked for single person stock management. Three dams and a highway of irrigation systems along with the climate and soil conditions of these river flats means that the carrying capacity for cattle is very high for the region (currently holding 30 head) and the planning of the paddocks to funnel cattle when rotating stock allows for one person to easily move animals from paddock to paddock.
Two of the paddocks are fenced to allow for alpacas, sheep or goats and there are three bays of stables across the property. A round yard, cattle yards and 50 head cattle crush on site are irrigated, lit, power is connected and they are protected by CCTV.

A 12 x 9m free standing shed is separated into an open gravel storage area, extra height carport and additional section which is at lock up stage and could be fit out as a separate 2-bedroom accommodation (STCA) or office space.
Multi-generation accommodation is more popular now that it has ever been before and if you are looking for somewhere for the adult kids to come home to for a while, somewhere for mum and dad or want to set up a farm stay on Airbnb a two bedroom fully self sufficient granny flat is ready and waiting for you just meters from the main house.
It's hard to believe you are only 20 minutes from the city when you live in a paradise surrounded by the river and open farmland; this stunningly designed property is a celebration of family and love.

This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection.

First National Real Estate
- We Put You First

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Location



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Floorplan



14 Arran Cct, Largs

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.

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Property Video

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Inclusions

Internal House

KITCHEN | DINE

Stone benches

Gloss white cabinetry

Black handles

6 burner stainless steel gas stove

Subway tile splashback

Westinghouse under bench oven

Walk-in pantry

Retractable rangehood

Dishlex stainless steel dishwasher

Integrated sink

Pot draws

Chandelier x 2

Matt-finish timber floors

Glass sliding door

Fly screen door

LOUNGE

Plush carpet

Bay window

Roller blinds

LG wall mounted AC inverter

Downlights

Timber floor hallway

MAIN

Plush carpet

Walk-in robe

Wall mounted AC

Sliding door to private veranda

Roller blinds

EN-SUITE

Grey floor tiles

Floor to ceiling wall tiles

Stone feature tile

Single vanity

Wall mounted vintage mirror

Towel rail

Clear glass window

Exhaust fan

BEDROOMS 2 - 3

Mural /chalk board paint wall

Built in robes

Roller blinds

Wall mounted AC

Plush carpet

TV point

MAIN BATHROOM

Built-in bath

Single vanity

Wall mounted mirror

Timber Venetian blinds

WC

Floor to ceiling tiles

Shower recess

Exhaust fan

Ceiling light

LAUNDRY

Terracotta-look floor tiles

Manhole

Linen press

Under bench washing machine

Single wash tub

Spanish tile splashback

Door to veranda

GUEST ROOM | RUMPUS

Matt timber flooring

Sliding door to veranda

Roller blinds

Cavity sliding door

3 door cupboard

TV point

Dux AC

External | Granny Flat

HOUSE YARD

Queenslander home

Tree lined drive

1990's construction

Weatherboard and iron roof construction

Wrap around verandas

Under house storage and car parking

Three phase power connected to house

Fire pit with bar and gazebo – lighting & power connected

Lawns around house garden on sprinkler system

Hedge maze

Children's garden

VERANDA

Scissor stair

Turning bay

Weatherboard

Porch lights

Security door

Taps

Hammock points

Gate to stairs

Stone feature wall

Decked veranda

POOL

Saltwater concrete pool and kids wading area

Mosaic tile water fountain

Three fishponds with water feature

Decked pool area

Built in lighting

Power connected

Free standing 8-person spa

New pump

Fenced house yard

2 cars under house parking

GRANNY FLAT

Two bedrooms

Built in robes

Open plan living | dining | kitchen

Kelvinator AC

Chef free standing gas stove

Island bench

Single sink

Stone look laminate

Veranda

Instantaneous gas hot water

Washing line

Bathroom with laundry

Farm | River

3 Dams

Holds 30 head cattle – very high carrying capacity or stocking rate for the Lower Hunter. See attached documents from DPI NSW

320m of river frontage

8 Funnelled paddocks

2 Alpaca, sheep or goat fenced paddocks

Aeration pump to 1 dam fed from river

2 bay stable with lights and power

Single bay stable

Irrigation to stables

Round yard with lights and irrigation

Integrated 50 head cattle crush

Cattle yards with lighting and irrigation from the river

G-Force automatic lock stock mover – hunts cattle into the race

2,200L tank fed from the house roof

10,000L tank fed from the shed roof

Cattle grid

12 x 9m separate shed – single phase power, insulation & lights

Gravel floor shed

Lock up stage to fit out for offices or granny flat - STCA

Exotic fish tank built in

Extra height carport

CCTV to stables and cattle yards

RIVER

320m river frontage

Boat winch

Boat ramp

Floating pontoon with 3 phase power, water and NBN

CCTV to boat ramp and pontoon

G-Force product information

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Comparable Sales



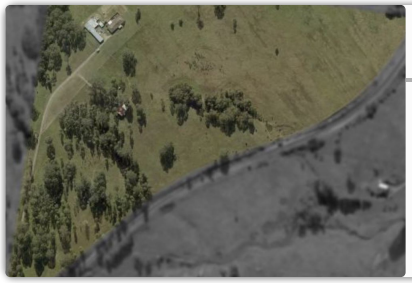
55 DALVEEN, ROAD

3 Bed | 1 Bath | 6 Car — Land size: 12.06Ha
$1,700,000
Sold on: 21/04/2023



1166 PATERSON ROAD, WOODVILLE

4 Bed | 3 Bath | 4 Car — Land size: 13.06Ha
$1,830,000
Sold on: 19/09/2022



92 MAITLAND VALE ROAD, MAITLAND VALE

$2,200,000 — Land size: 20.13Ha
Sold on: 05/08/2022



5 PATERSON ROAD, BOLWARRA

4 Bed | 2 Bath | 4 Car — Land size: 5.98Ha
$2,200,000
Sold on: 19/03/2021



190 PHOENIX PARK , PHOENIX PARK

3 Bed | 2 Bath | 6 Car — Land size: 9.69Ha
$1,827,500
Sold on: 04/05/2023



13 LOCH GOYLE DRIVE, WOODVILLE

| 2 Bath | 9 Car — Land size: 1.92Ha
$1,630,000
Sold on: 02/05/2023

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Relevant Documents

Marketing Contract
Beef stocking rates and farm size - Hunter Region
Make An Offer Form
Alpaca fencing Requirements

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About Largs

Occupying a compact area of only approximately 5 square kilometers, this leafy pocket of the Hunter is ideally suited to families seeking peaceful lifestyle close to the Maitland CBD whilst remaining an easy five minute drive from the inner city and its lively Levee shopping zone. A heritage suburb originally settled in 1821 and boasting Australia's oldest continually running public school there are many historical gem homes scattered among more modern properties.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Largs falls on the traditional lands of the Mindaribba people.

Schools

- Largs Public School

- Bolwarra Public School

- Maitland Grossmann High School

- All Saints Catholic Collage Maitland

- Saint Joseph's Catholic Primary School

- Hunter Valley Grammar School

- Linuwell Steiner School

- Maitland Christian School

Cafes and Restaurants

- Bolwarra General Store and Cafe

- Maddies of Bolwarra

- Largs Pub

- Muse Kitchen

- Greenhills Restaurant Precinct

- The Coffee Cubby Woodville

- Icky Sticky Patisserie

Shopping | Activities

- The Levee (Maitland Mall)

- Stockland Greenhills

- Morpeth Villiage

- Maitland Tase Festival

- Steamfest

- Largs Historical Village Walk

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About Us

MICHAEL HAGGARTY I Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



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 25 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 / leasing, you cannot beat local knowledge and experience !

Links

Mick Haggarty: Domain profile

Mick Haggarty: First National profile and current listings

Mick Haggarty: Realestate.com profile

Like FNDH on Facebook

Check out our property videos on FNDH youtube channel

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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.