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Property Details



78 Morris Road, Phoenix Park

Rise of the Phoenix

0 0 0 **$1,150,000**

Experience the ultimate rural escape with this expansive 10-hectare (24.71-acre) property, perfectly situated at 78 Morris Rd, Phoenix Park, NSW. Nestled in the heart of the picturesque Lower Hunter Valley, this property offers an unrivaled combination of serene countryside living and close proximity to essential amenities. Just two hours north of Sydney, and a mere 8.3 kilometres from Maitland, this unique piece of land provides the ideal setting for those seeking a tranquil yet connected lifestyle.

Phoenix Park is an area steeped in natural beauty and history, and 78 Morris Rd is no exception. Located just 6 minutes from the charming township of Morpeth, this property allows you to enjoy the timeless appeal of a historic village while benefiting from modern conveniences just a short drive away. The location is perfect for those who value easy access to key destinations, with the M1 motorway only 16 kilometres away, providing a direct route to Sydney and Newcastle.

One of the standout features of this property is its prime riverside setting. With an impressive 209-meter frontage along the Paterson River, the land offers unparalleled access to one of the region's most beautiful waterways. The Paterson River is an ideal spot for all manner of water activities, including fishing, boating, canoeing, or jumping in for a swim. The gentle, undulating riverbank is easily accessible, making it the perfect place to launch a watercraft or simply enjoy the peaceful surroundings.

The property itself is a testament to thoughtful land management and productive use. The land includes 85,000 square meters meticulously divided into four stands, each measuring approximately 21,250 square meters. Additionally, there are 10,000 square meters of fenced grazing pasture, perfect for raising livestock or pursuing small-scale farming. Whether you are

interested in cattle, sheep, horses, or even vegetable growing, this land provides a fertile and versatile environment for a variety of agricultural pursuits.

The infrastructure on the property is both practical and charming. The wooden sheep yards, complete with a loading ramp, are complemented by the shade provided by three magnificent 200+ year-old Port Jackson fig trees. These trees, along with a recently planted avenue of 200 Casuarina River Oak trees lining the 500-meter private gravel access road, add to the property's aesthetic appeal while offering functional benefits for livestock and land management.

For those looking to build their dream home, 78 Morris Rd offers an exceptional opportunity. A 2,300-square-meter residential mound has been thoughtfully elevated above the 100-year flood level, providing peace of mind and stunning views over the Paterson River. This ready-to-build site invites you to create a custom residence that takes full advantage of the property's natural beauty and prime location.

Beyond the property's immediate surroundings, you will find a wealth of amenities within easy reach. Green Hills Shopping Centre, just a 15-minute drive away, offers a wide range of retail options with over 230 stores, making it a convenient destination for all your shopping needs. The newly opened Maitland Hospital, located only 7.8 kilometres from the property, ensures that high-quality healthcare is always close at hand, providing a full range of services from emergency care to maternity, surgical, and rehabilitation services.

Transportation options are also excellent, with Newcastle Airport at Williamtown just a 35-minute drive away. This regional airport offers both domestic flights and direct international connections, making travel easy and convenient. For those who enjoy outdoor activities, the Hunter Valley is a short drive away, offering the nation's renowned vineyards, picturesque golf courses, and numerous walking and riding trails that allow you to explore the region's stunning landscapes.

In summary, 78 Morris Rd, Phoenix Park, represents a rare and remarkable opportunity to secure a significant piece of rural land in one of the Hunter Valley's most desirable locations. Whether you are seeking to establish a productive agricultural enterprise, create a stunning rural residence, or simply enjoy the tranquillity and beauty of riverside living, this property provides the perfect canvas for your aspirations. With its unique combination of natural beauty, fertile land, and proximity to essential services and recreational facilities, 78 Morris Rd is more than just a property, it&#65533;s a lifestyle waiting to be realised. Seize this opportunity to craft your ideal rural retreat in the heart of one of New South Wales&#65533;s most picturesque and thriving regions.

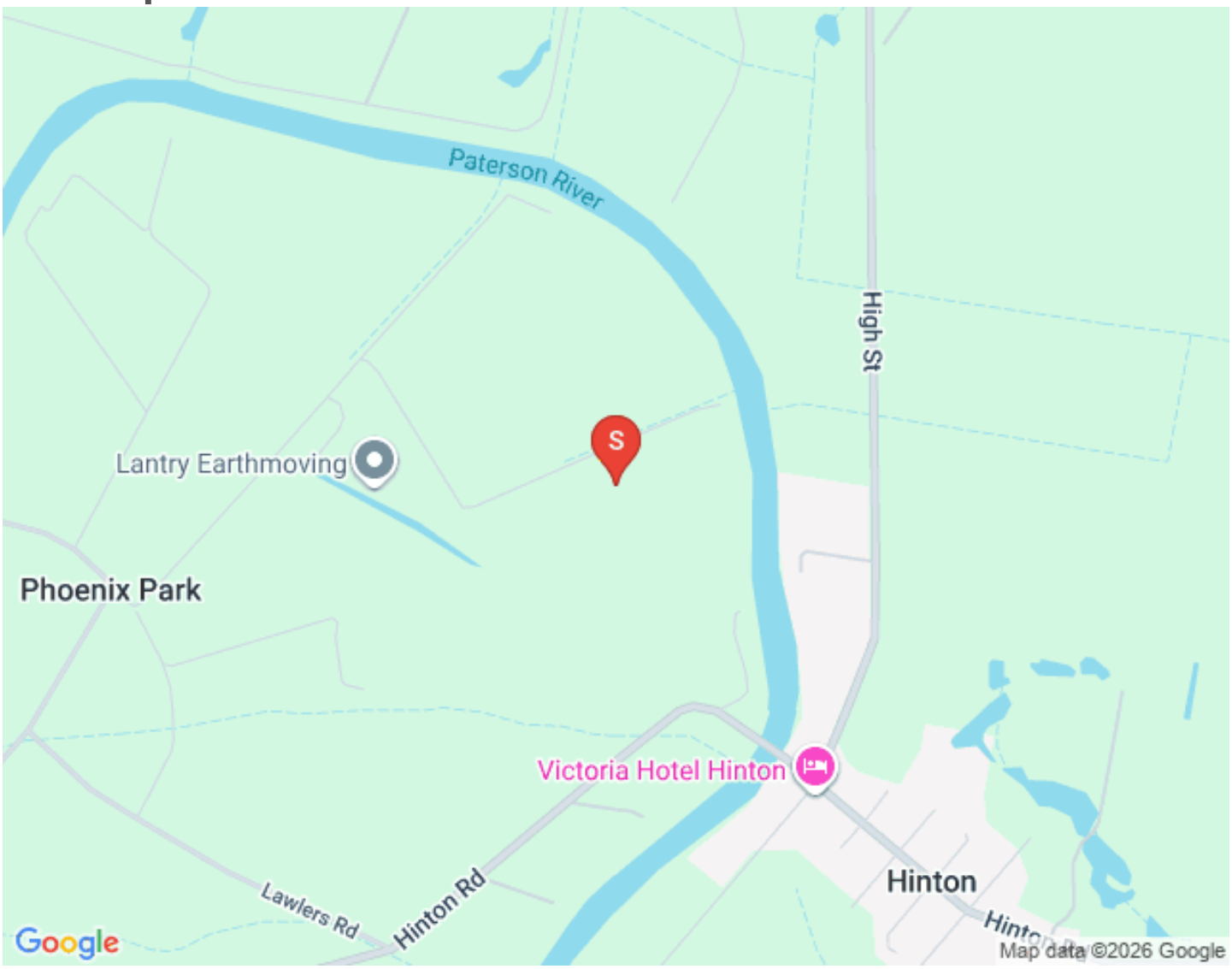
This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

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.

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Next Open Home:



Comparable Sales



480 DUCKENFIELD ROAD, DUCKENFIELD, NSW 2321, DUCKENFIELD

3 Bed | 3 Bath | 8 Car

Land size: 191416

$1,925,000

Sold ons: 23/04/2024

Days on Market: 245

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Relevant Documents

MarketingContract78MorrisrdPhoenixPark.pdf
Makeanofferform.pdf

Around Maitland

About Maitland

A wonderfully diverse lifestyle location, Central Maitland residents are treated to weekly Farmers Markets located within in the Levee alongside cycle and walk ways meandering along the glistening Hunter River as well as regular cultural festivals throughout the year and a bustling “Eat Street” along the East End of High Street. Central Maitland is also home to a number of sports clubs, hotels, the newly constructed indoor pool and the fabulous all access Maitland Park. Inner city living is becoming more and more popular in the Maitland area and with the facility’s and lifestyle on offer, it is easy to see why.

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

AROUND MAITLAND

SCHOOLS:

- All saints college
- Saint Johns Primary
- Maitland public primary school

CAFES AND RESTAURANTS:

- Whistler
- Lavenders cafe
- The queens arms hotel
- Orange tree cafe
- Outback jacks

SHOPPING:

- 'The Levee'
- Pender place shopping center

About Us

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.