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1542 Maitland Vale Road, Lambs Valley

The "White House" of Lambs Valley



Openn Negotiation

David Haggarty

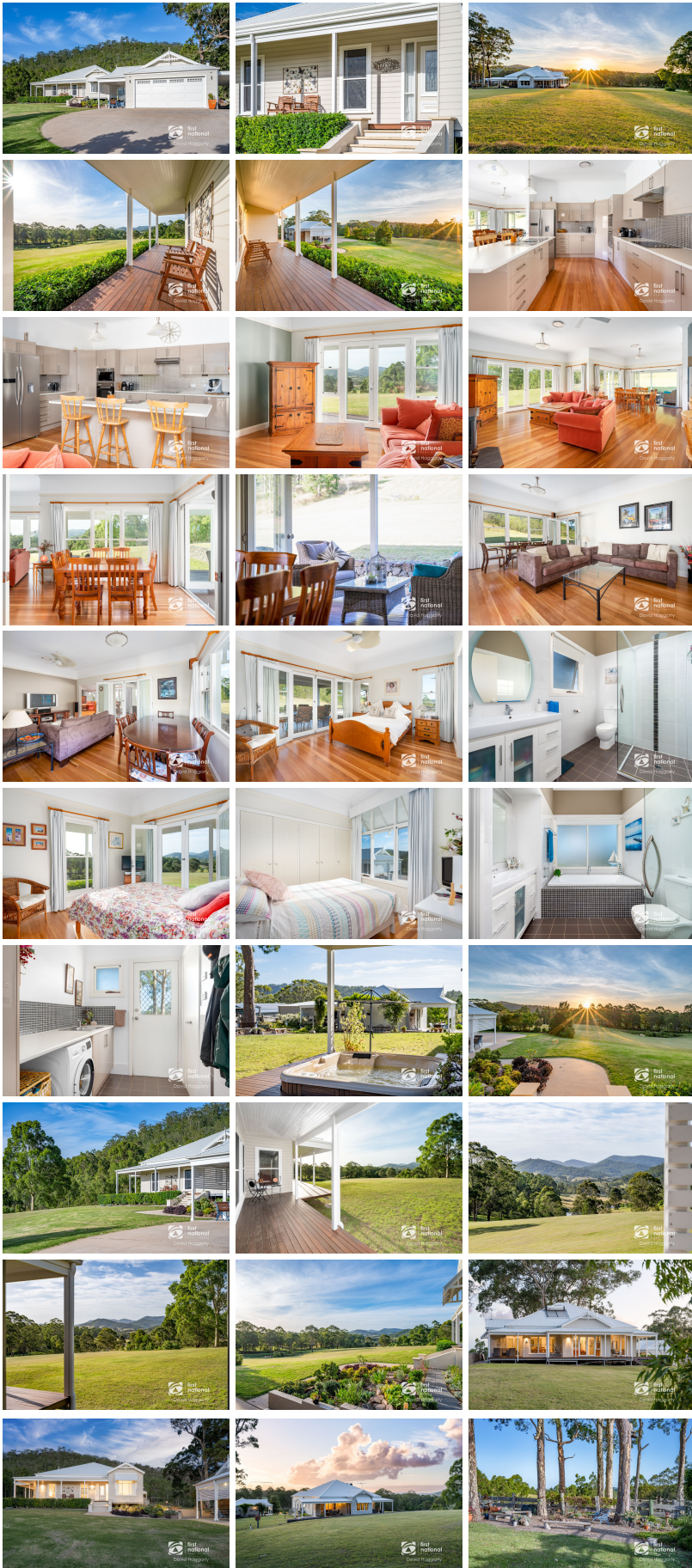
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sales@davidhaggarty.com.au

Bedrooms Bathrooms Car spaces Land size

5 4 15 125 acres









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REAL ESTATE

Maitland

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1542 Maitland Vale Road, Lambs Valley

Property Video



1542 Maitland Vale Road, Lambs Valley

Description



The Openn Negotiation has started (auction held online with flexible terms for qualified buyers). The property can sell at any time, contact the Agent immediately to become qualified and avoid missing out.

Resting gently within the verdant landscape, the iconically and affectionately known ♦White House♦ of Lambs Valley is the pinnacle of prettiness with her wrap around verandahs and weatherboard cladding. She is a home built for country life.

With sweeping vistas of rolling green hills and sunshine hued paddocks, it♦s easy to see why this 125-acre vacant property stole the current owner♦s hearts at first sight back in 2006. Roll onto 2009 and the perfect farmhouse was built to perch at the top of the driveway and was designed to combine classic features with a modern feel for the best of both worlds.

When visiting the sunny home on the hill, it is hard not to be transfixed by the dreamy outlook and striking views that shine bright from the plethora of windows. But look deeper and you will uncover more than just an idyllic setting; instead, you will find a perfectly polished and manicured property.

While the design brief was an overall light and open plan feel, warmth and cosy spaces were important too. This has been achieved through the home♦s palette which was inspired by the beautiful hues of the surrounding landscape ♦ the eucalyptus green, stringy bark floors and earthy toned cabinetry set the scene for this always inviting home.

The kitchen is the heart of the home, where you will come together with family and friends around the large island bench perfect for entertaining. In summer this is the room with the best views and in winter, enjoy sitting by the fire with a glass of something.

There♦s a sense of harmony that runs through the whole house which you♦ll just love. The seamless connection between indoor and outdoor spaces is just one of the stunning features of the home, with doors and windows that beg to let in the outdoors.

Outside if you♦re not spending your quiet time in the spa privately situated at the rear of the home and beautifully finished in the deck, you may be fireside roasting marshmallows at the firepit where you can feel like you♦re camping at home.

There is plenty of room for friends and family with a fully self-contained granny flat set up in the converted double garage which offers an oversized carport and two outdoor living areas. The driveway is sensor lit from the gate to the house with 4 post lights and 240V power points for your caravan friends.

Bring all your toys to this home. In fact, there is room for your whole neighbourhood♦s toys too with two separate sheds. The main event offers a large, tiled workshop with mezzanine storage and a full bathroom along with 8 bay car accommodation in the top level. Step down to a double length bay for another two cars plus storage and finally drop down to the bottom level for double height, double length vehicle storage; ample room for motor home or caravan lock up.

The second free standing shed, is lined and fully insulated with a tiled floor, will easily accommodate two cars but is larger than a double garage and has drive-through vehicle access with a double height door, and a third roller door. The 125 acres of land includes 3 dams (one spring fed), a wooded mountain, graded tracks through the property, a forest of grass trees and is approved to run 261 units of stock.

This property is proudly marketed by First National David Haggarty. For further information contact Michael Haggarty 0408 021 921. First National - 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.



1542 Maitland Vale Road, Lambs Valley

Inclusions



FRONT

Gate sensor alarm - solar
240V power along drive with 4 power outlets
Sensor lighting along drive
Garden lighting

ENTRY

Timber floor
Frosted glass side windows
Drapes
Solid timber front door with feature glass
2 pendant lights
Picture rails
Doorstop
Smoke alarm

KITCHEN

Timber floors
Stone look Laminex benches
Oliveri one and half sink and drainer complete with accessories: Main bowl utility tray, Main Bowl Drainer Basket, Chopping Board
Breakfast bar
Cupboard doors - Polytech Gloss finish
Mosaic feature tile splash back
Walk-in pantry
Omega range hood
Omega glass top electric stove
Omega wall mounted oven
Microwave neish
Fridge neish
Dome light
Pot draws
Asko stainless steel dishwasher

LIVING | DINING ROOM

Timber floors



Polytec Gloss finish double door underbench cupboard
Polytec Gloss finish, double door broom cupboard
White painted walls
VJ panel double door coat cupboard
Frosted glass awning window
External door with window
Diamond grill security screen door
Laundry tub built into bench
Under bench washer dryer cavity
Mosaic tile splash
Under bench cupboard
VJ panel door
3 double power points
Dome light
Switch for garden lighting
Manhole
Switch for Lighting in ceiling / loft
Dome light

VERANDAS

Merbau timber decking
Wall mounted spotlights
Doorbell
Deep overhang on verandas on 3 sides
VJ panel ceilings
2 ceiling mounted double lighting points
2 dome pendants
Sitting area deck
Veranda wall power points
Dining area
Spa dropped into deck - heated and overlooking farmland
Window awnings

REAR OF HOUSE

Gabion retaining wall
Concrete path
Fire hose

Eucalyptus coloured feature wall	Fire pit
Eureka fan forced combustion fire	Cattle yards
Ceiling fan	Cattle crush
French door	Rotary clothesline
5 double hung windows	Ramp to laundry
Stacker door to al fresco	Lawn
Drapes	
2 drop lights	CONVERTED GARAGE GRANNY FLAT
Picture rails	Paved surrounded
TV point	Outdoor area with screening
5 double power points	Wisteria covered pergola
	Oversized carport
LOUNGE	Sensor lighting
Wired for sound system	Outdoor power points
TV outlet	Double remote garage door
4 double power points	Gyprock and mini orb internal walls with dado rail
Ornate ceiling fan light	Kitchen - Under bench washer cavity, large pantry, cooktop and rangehood, white high gloss 600x600 tiled splashback
Pendant light	Breakfast bar
2 sets of French doors	Combustion fire
2 double hung windows	Tile floor
Picture rail	Sliding timber windows
Drapes	Downlights
Timber floors	Manhole
Double cavity door	Insulation
	Smoke alarm
MAIN BEDROOM	Sliding glass door
Timber floor	Screen door
Picture rail	Laundry taps
Ornate ceiling fan light	Robe
Picture rail	Shower bathroom
4 double hung windows	Kordon termite barrier
French doors to deck	Separate fuse box
3-door built in robe	Electric hot water system in loft
TV point	Light switch for loft access
5 double power points	
Walk-in robe with 2 wire shelves + hanging	SHED 1
Drapes	Colourbond construction
Two-way light switch (bedroom and door)	Workshop - tiled
	Mezzanine storage
EN-SUITE	Single phase main fuse and meterbox for entire property
Oversized shower	Fluro lighting
Chrome tapware	Full sized shower bathroom
Glass shower shelf	Rhem hot water system
VJ panel doors	Laser light ceiling panels
Stone wall colour	21 Solar Panels on roof with top of range Fronius Inverter inside shed
Earthy toned painted walls	Over 3 levels
White wall tiles	Caravan-height double length garage on bottom level
Three-way light	12-bay shed
Roller blind	Outdoor sink with hot and cold water
Frosted awning window	
Porcelain WC	SHED 2
Single vanity	2 Double-height door
Dome light	Single height door
Mirror	Separate fuse box
Double power point	

Feature tile

BEDS 2 - 4

Timber floors

French doors

TV point

2 double power points

Double hung window

Drapes

Double (VJ) door built in robe

Adjustable wire shelving in robes

VJ panel door

Picture rails

Ceiling fan | light

Smoke alarm

Separate fuse box for house in second bed

MAIN BATHROOM

Earthy toned floor tiles

Earthy toned painted walls

White wall tiles

Oversized shower

Glass shelf in shower

Chrome tap ware

Porcelain WC

Clear glass shower screens

Recessed single vanity

Wall mounted mirror

Over mirror light

Double door linen

Hob mounted oversized bath

Complimentary toned glass mozaic bath feature tile

Roller blind

Frosted glass window

Double towel rail

Three-way light

LAUNDRY

Earthy toned floor tiles

Sensor lighting

VJ panel ceiling

Lined walls

Insulation

Floor tiles

Fluro lighting

Drive through design

Whirly bird

Steel frame

8 double power points

Aluminium window

LAND

125 acres

Approved for 261 units stock

Three dams - spring fed x 1

Wooded Mountain

Graded tracks through land

Undulating hills

EXTRAS

Duragal steel underfloor peiring system – see links

Flyscreens to all doors and windows

Under floor insulation

Wall insulation (internal and external walls)

Ceiling insulation

A grade stringy bark flooring

Daikin three-zone ducted AC

Edwards roof mounted solar hot water

Timber windows

3m ceilings

Taylex compact 90 aerated wastewater treatment system

92000 pioneer water tank - zinc alum finish

New Onga pump (install Sept 2020)

Hydrant connection

Fruit trees

6,3kw Solar System Installed July 2020 - (21 Phono Panels and 5kw Fronius Inverter)

5kW system

Window locks and double bolts in French doors

[Duragal Flooring System](#)

[Edwards Solar Hot Water System](#)

[Taylex Compact 90 Aerated Wastewater Treatment System](#)

[Pioneer Water Tanks](#)

[Phono Solar Panels](#)

[Agricultural Stock Units Explained](#)

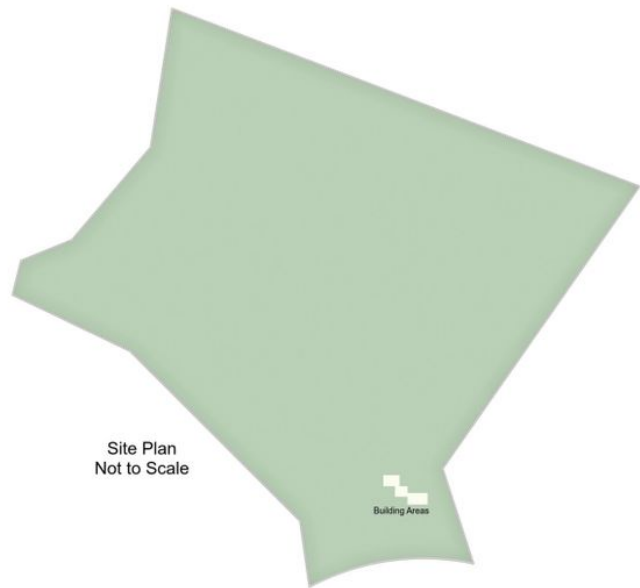


Floorplan

Shed Not in Position



Site Plan
Not to Scale



Shed Not
in Position



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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.





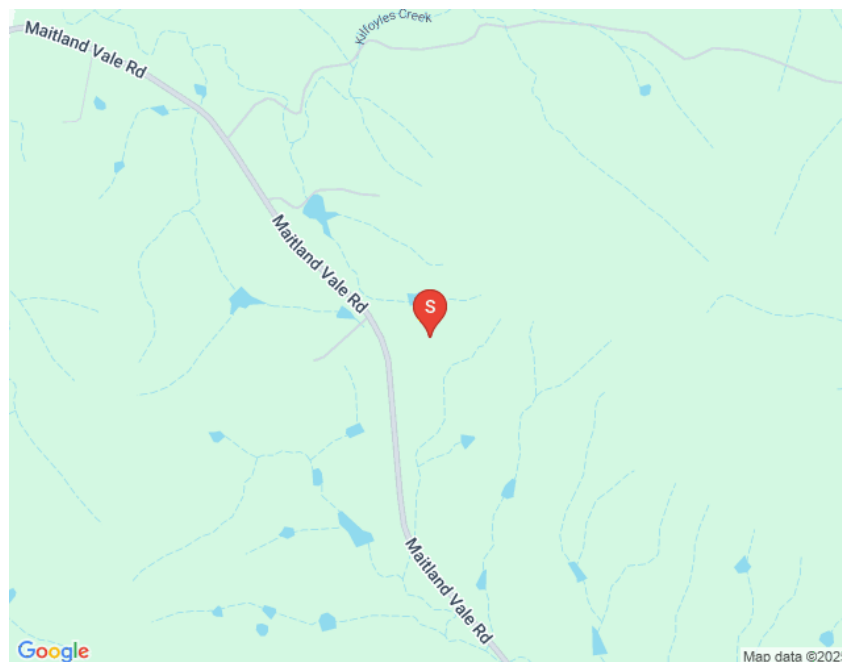
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Location



Some key features of the location:

- Just 15 minutes from the local shops (McKeachies Reach)
- 20 minutes to Maitland CBD
- 1/2 hour drive from Singleton for country town shopping
- Just over 20 minutes to the vineyards of Pokolbin
- The Hunter Expressway M15 - is just 18 minutes from the home via Lochinvar
- One hour to Newcastle CBD via the Hunter Expressway
- 2 hours 20minutes to Sydney Airport
- 15 minutes to Bolwarra Public School, Lochinvar Public School or St Patricks of Lochinvar





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Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	110 Knockfin Road, Luskintyre	4	4	8	May 2020	111 Acres	\$2,250,000
2.	218 Cranky Corner Road, South Stanhope	3	2	5	July 2020	98 Acres	\$1,850,000
3.	2144 Clarencetown Road, Glen Oak	3	2	3	June 2019	128 Acres	\$2,000,000





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Relevant Documents

[Finance Clause](#)

[Building Report](#)

[Pest Inspection Report](#)



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Make an Offer

[Make an Offer through Openn Negotiation](#)

[How to Make a Bid in Openn Negotiation](#)

[Benefits of Openn Negotiation to Buyers](#)



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About Lambs Valley



Lambs Valley is a picturesque area of the Maitland district located close to the Hunter Valley vineyards. Surrounded by beautiful hills and rivers, Lambs Valley has friendly country charm.

Spanning from the Hunter River on one boundary and over the ranges to the back of the Eaglereach resort over to Vacy and the Paterson Valley, Lambs Valley is arguably one of the prettiest valleys in the Hunter. Primarily used as grazing land, the area is increasingly seeing eco tourism and airbnb accommodation becoming popular.

The Traditional Owners and Custodians of the area are the Wonnarua people.

AROUND LAMBS VALLEY

SCHOOLS

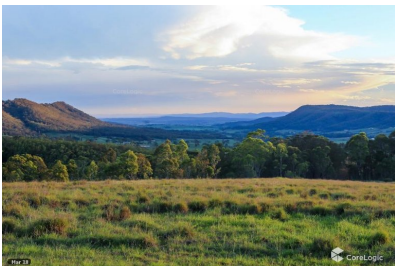
- Branxton Public School
- Rosary Park Catholic School
- St Josephs Collage
- Rutherford Tecnology High School

CAFES AND RESTAURANTS

- Royal Federal Hotel Branxton
- Tuk Tuk Thai Branxton
- Drovers Camp
- Flying Cafe Vacy
- Bliss Coffee Rutherford

SHOPPING & EVENTS

- Rutherford Shopping Village
- Greta Main Street
- Branxton Main Street





About Us

MICHAEL HAGGARTY | 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](#)

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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.