



KRISTY RESEVSKY
PROPERTY

INVISIBLE VALUE LIST

'GLENDONVIEW' 2684 Glendonbrook Road, Gresford

PROPERTY SUMMARY

- 36.90ha / 91 acres of productive farmland
- Approved as an outdoor recreation facility
- Extensive equine and cattle infrastructure, all under 5 years old
- Large Colorbond / clad barn style homestead over 2 levels
- 6 bedrooms, 2 bathrooms, 2 separate living areas
- Quality modern country kitchen and stainless steel appliances
- Modern stylish large bathroom with concealed laundry
- Air conditioning plus electric fireplace
- Quality finishes and fixtures throughout
- One large bedroom currently set up as a hairdressing salon with own entry
- Separate office
- Ample covered parking

EXTERNAL SUMMARY

- Expansive colorbond area covering;
 - 7 x Stable Breezeway plus hot-cold wash bay
 - Luxury tack room with built racks, shelving and cupboard storage
 - Large full bathroom with washing facilities
 - Two steel round yards with GeoPro sand surface
 - Expansive common area
 - Large truck parking bay
 - Feed room
- 60m x 40m professional steel fenced arena with GeoPro surface
- Cattle camp, yards, loading race, 3-way draft and small arena, separate horse and cattle crush
- CC approval for 62m x 43m arena roof
- 8 x covered outdoor steel stable yards with feeders and automatic water supply
- Large 15m x 8m, 6 x bay open machinery shed
- A wide variety of horse safe and stock proof paddocks
- Concrete troughs plumbed to main water supply and hard water
- All paddocks are fenced with steel or plain wire, all horse safe
- 7 x large permanent stock dams
- Cattle Carrying Capacity - Separately running 22 breeders and Bull on approx. 60 acres, divided into 4 paddocks all with permanent water supply
- Pasture has been regularly fertilised with chicken manure over the past few years
- Steel holding yards in the large paddocks with 2 x rear paddocks fenced for thoroughbred spelling
- Entire boundary is electrified
- Class 3 water course



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DETAILED EXTERNAL INCLUSIONS

Outdoor Bathroom

- Wide custom timber door
- Concrete floor
- Toilet
- Shower
- Vanity
- Washing machine facilities

Feed Room

- 2.5m x 6m concrete floor
- Overhead steel shelving

Stable Barn

- OVERALL SIZE 44m x 13m
- ENCLOSED AREA 20m x 13m comprising;
 - 7 x custom built concrete floor stables with water plumbed to each stable, (fronts unfinished)
 - Hot and cold wash bay with cross ties plus second wash bay with gantry
 - 8m x 4m tack room with fixed saddle racks, boot racks, shelving, cupboard storage and fridge space
 - Full lighting
 - Aged brick floor breezeway
 - Power points, antenna point and WiFi booster installed

Covered Round-yard Area

- 24m x 13m open sided shed comprising;
 - Permanent 13m steel round yard
 - Adjacent 6m steel round yard and holding yard with water trough
 - Illuminated with 3 x 200-watt skypad lights

Arena

- Professional 60m x 40m permanent steel fenced arena
- Screened washed river sand mixed with GeoPro footing
- Sub surface drainage
- Geotech fabric covering
- Crusher dust base
- Arena and cattle yards fully illuminated with 300-watt LED flood lights



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Cattle Camp

- 18m x 8m permanent steel yard with matching arena surface

Cattle Yards

- Large steel cattle yards comprising;
 - 3-way draft
 - 4 x holding yards all with concrete troughs
 - Loading race
 - Power and lighting to undercover cattle crush with separate horse crush

Small Arena

- 18m x 15m permanent steel yard with matching arena surface

Outdoor Stables

- 16m x 8m steel framed gable roof comprising;
 - 8 x outdoor stables
 - Gravel base
 - All with permanent plumbed water troughs and feeders

Machinery Shed

- 15m x 8m concrete floor skillion roof machinery shed fitted with power point

Paddocks

- Front half of property comprises 6 x horse large paddocks all with steel RHS post, cap rail and plain wire fences
- All paddocks are complete with concrete float troughs plumbed to main water supply
- All horse paddocks feed from central laneway
- 2 x front paddocks are fully electrified by power unit located in machinery shed
- Additional top paddock located adjacent to arena, cattle yards and outdoor stables, also fully electrified
- 3 of 6 paddocks have large stock dams
- Back half of property comprises 4 x large paddocks all with timber post, plain and barbed wire fences
- All fences have electrified wires running from power unit located in main shed
- 2 x central paddocks set up for thoroughbred spelling with steel catch yards, stand-off electric fencing and sighter wire
- All 4 x paddocks are serviced by large stock dams in each paddock



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MAIN SHED / RESIDENCE

- Overall shed size 27m × 16m
- Dwelling size 144 sqm ground floor, 144 sqm upper level plus additional 4m x 8m
- Hardwood front covered deck
- Single phase power
- Gas hot water system
- Garden master septic waste management system with surface sprinkler system
- 3 x 25,000L poly rainwater storage tanks with electric pump
- TV antenna and NBN internet connection
- Ground level windows fitted with blinds and plantation shutters
- Upper level fitted with new hybrid timber flooring, with enough product purchased to replace ground floor laminate flooring
- LED downlights and black ceiling fans throughout

GROUND LEVEL

Kitchen

- White laminate cupboards and pot drawers with marble look stone bench tops and breakfast bar
- ILVE Freestanding stainless steel 900mm stove with electric oven, 5-burner gas cooktop and black range-hood
- Smeg black dishwasher
- Glass splash-back
- Separate Pantry
- Microwave recess
- Black Granite Quartz Stone double sink with rose gold flick mixer
- Sliding servery windows
- Decorative over bench pendant light trio
- Large fridge space with water connection
- Laminate timber look floating floorboards

Living / Dining

- Open plan living and dining area
- Daikin split system air conditioner
- Laminate timber look floating floorboards
- White plantation shutters
- Black ceiling fan
- TV recess



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Salon

- External aluminium French doors
- Daikin split system air conditioner
- Fixed cupboard with stone bench tops and sink
- Hot and cold water to sink and wash basin
- All could be removed to create additional bedroom
- Laminate timber look floating floorboards
- Power points and antenna point
- Black decorative chandelier light fitting

Bathroom / Laundry

- Black semi frameless glass double shower recess with shampoo niche
- 1200mm vanity with timber top and ceramic basin
- Freestanding bath with long shampoo niche
- IXL Tastic heat/light/fan
- Concealed laundry with sink, overhead drying rack, washing hamper and cupboards behind glass sliding doors
- Separate toilet with basin

Guest Bedroom

- Built in wardrobes with mirrored sliding doors and shelving
- Laminate timber look floating floorboards
- Black ceiling fan
- Plantation shutters to the window
- Power points and antenna point

Office

- Fixed office desk with hardwood top and filing cabinet
- Laminate timber look floating floorboards

Main Bedroom

- Walk-in robe with shelving and hanging space
- White plantation shutters
- Laminate timber look floating floorboards
- Power points and antenna point
- Staircase to upper level



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UPPER LEVEL

Main Living

- Daikin split system air conditioner
- Electric wall mounted heater
- Walk in storage with mirrored sliding doors
- Hybrid timber look flooring
- Black ceiling fan
- TV recess
- Power points and antenna point

Main Bedroom

- Sliding barn door
- Walk-in robe with sliding barn door
- Proposed ensuite with sliding barn door (not started)
- New plush carpet
- Black ceiling fan
- Power points and antenna point

Adjacent Bedrooms Two and Three

- Sliding barn doors
- Built-in wardrobes with mirrored sliding doors
- New plush carpet
- Black ceiling fan
- Power points and antenna point

OTHER NOTABLE INFORMATION

- Property is recognised as an Outdoor Recreation Facility by Dungog Shire Council through way of DA, CC and OC
- Property also has current CC from Dungog Shire Council for 62m × 43m arena roof