

INCLUSIONS LIST

206 Fotheringay Road, Clarence Town

KR

KRISTY RESEVSKY
PROPERTY

GRAND PROPORTIONS. BREATHTAKING OUTLOOK. UNMATCHED LOCATION.

Tucked quietly away in one of Clarence Town's most tightly held pockets, 206 Fotheringay Road presents an extraordinary opportunity to secure almost 10 acres of premium in-town land, paired with a substantial, beautifully maintained country residence and sweeping views across rolling farmland to the Wallaroo Mountains beyond.

Properties of this calibre are exceptionally rare - particularly within town limits. Offering more than just a beautiful home; it delivers a lifestyle defined by space, tranquillity and connection to nature, without sacrificing everyday convenience. Wake to open skies, spend your days immersed in the landscape, and return each evening to a home that feels both grand and deeply comforting. Whether you dream of horses, a hobby farm or simply room to breathe, this is an opportunity to secure something truly special - and one that may not present itself again for a very long time.

RESIDENCE OVERVIEW

- Country style sandstone/brick residence with Colorbond roof positioned on approx. 9.95 acres
- Built in 1999 by renowned builder Valley Homes
- Actron Air ducted and zoned reverse-cycle air-conditioning
- Aust Wood slow combustion wood fired heating
- Ceiling fans and LED downlights throughout
- Timeless sandstone coloured tiles to all casual living areas
- Quality new white plantation shutters to all windows
- New plush grey carpet to all bedrooms
- Light filled and spacious with high ceilings, wide hallways and several bay windows
- A total of 6 x generous sized bedrooms, all with robes
- The 6th bedroom is versatile and would also make a spacious home office
- Huge master suite with ensuite and open walk-in robe with room for seating and cabinetry
- A total of 3 x separate living areas comprising:
 - Casual meals area with access to covered and uncovered entertaining areas
 - Family room for relaxing in front of the fire
 - Huge central lounge and dining room, fantastic for entertaining with views over the property
- Kitchen with profiled cabinetry, pot drawers, black laminate bench tops and overhead trio of pendant lights
- Stainless-steel appliances incl. electric wall oven with electric cooktop and range-hood, plus a dishwasher
- Main bathroom with vanity, separate bath and shower, separate toilet, plus loads of storage cupboards and linen closets with aerated racks
- Covered rear alfresco entertainment area, plus 2nd uncovered stencil-crete seating area
- Two covered front front verandahs
- External blinds on the western side of the home

External Features

- **Colorbond Shed - 9m x 7m**
 - 2 x lockable car spaces with roller doors and 1 x PA door
 - Power, lights and concrete slab
 - 6m x 3m carport to the side on a gravel base
 - Side gravel area with drainage pit, ideal for float, boat or caravan parking
 - Fire hose reel

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- Additional large garden/utility shed
- Gated driveway entry and turning bay all with new stone / gravel and timber edging

Water

- 1 x 22,500L poly rainwater tank off the shed
- 2 x 45,000L concrete rainwater tanks off the residence

Other

- Enviro-cycle septic waste management system with sprinkler system
- 4 x large paddocks with stock proof fencing
- Horse shelter plus mature shade trees
- 2 x deep stock dams
- House yard lined with dog mesh
- Established feature trees and plants

Additional

- Sub-division potential for the discerning buyer, with possibility to divide the property into 2, 3 or possibly 4 lots in total STCA

Location

Situated in the sought-after area of Clarence Town (an area we like to call Clarence Town Heights), this property enjoys the convenience of being close to walking and riding trails in the Columbey State Forest & Wallaroo National Park with stunning mountain views. It's just minutes away from the pristine Williams River, offering boat access and endless water activities. Located moments from Clarence Town and essential amenities including Medical Centre, local Primary School, IGA Grocery Store, Hardware Store, Veterinary Clinic, Cafes, Pub, Club, Sporting Facilities and more. Raymond Terrace is a short 20-minute drive, while Dungog, Maitland, and Stockland Greenhills Shopping Centre are all within a 30-minute radius. The proximity to Newcastle Airport, Port Stephens, Newcastle CBD and Beaches, and the renowned Hunter Valley vineyards further enhances the appeal of this location. Sydney CBD is just over a 2-hour drive away.

UTILITY INFORMATION SUMMARY

- Power - Mains Power
- Water - 1 x 22,500L poly rainwater tank off the shed, 2 x 45,000L concrete tanks off the residence
- Enviro-cycle septic waste management system with sprinkler system
- Aust Wood slow combustion wood fire - Living Room
- Actron Air ducted and zoned reverse-cycle air-conditioning
- Electric cooking appliances including stove and dishwasher
- Thermann electric hot water system
- Council rubbish collection (general waste and recycling)
- Australia Post mail service
- Dungog Shire Council - Rates approx. \$742.00 per quarter
- Zoned R5 Large Lot Residential

DETAILED INTERNAL INCLUSIONS

Front Entry / Lounge / Dining

- Covered front patio, with two covered side verandahs
- Solid timber entry door with frosted glass inserts and side lights
- Sandstone coloured tiles with decorative features
- New white plantation shutters to the windows and large bay window
- Glass sliding door out to side verandah
- LED downlights
- TV connection

Kitchen

- U-shaped kitchen
- Off-white coloured profiled cabinetry and pot drawers with brushed steel handles
- Black laminate return benchtops with overhead pendant light trio
- Teal coloured glass splashback
- Lofra stainless steel electric oven with four-burner glass cooktop
- Chef rangehood
- Bosch white dishwasher
- Microwave recess
- Double stainless-steel sink with flick-mixer and separate filtered tap water
- Sandstone coloured tiles with decorative features

Casual Meals

- Sandstone coloured tiles
- New white plantation shutters to the windows
- Two sets of glass sliding doors out to covered and uncovered entertaining areas
- LED downlights

Family Room

- Aust Wood slow combustion wood fired heater
- Sandstone coloured tiles with decorative features
- New white plantation shutters to the windows
- LED downlights
- TV connection
- NBN unit
- Access to kitchen servery

Versatile Home Office / Bedroom Six

- Triple door built-in wardrobe/storage with aerated shelving
- New plush grey carpet
- New white plantation shutters to the windows
- Fixed ceiling light fan

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Master Suite

- Oversized king sized suite
- Open walk-in wardrobe with aerated shelving plus space for seating and cabinetry
- Ensuite
- New plush grey carpet
- New white plantation shutters to the multiple large windows, plus bay window
- Fixed ceiling light fan plus LED downlights

Master Ensuite

- Original bathroom in impeccable condition
- Teal and white coloured tiles to the floor and wet areas
- White profiled vanity with moulded basin and frameless mirror
- Oversized fully screened shower recess
- Sliding window with privacy glass
- Towel rails
- Combination heat / light / fan
- Toilet

Bedrooms Two, Three, Four & Five

- Queen sized rooms
- Double door built-in wardrobes with aerated shelving
- New plush grey carpet
- New white plantation shutters to the windows
- Fixed ceiling light fans

Main Bathroom

- Original bathroom in impeccable condition
- Blue and taupe coloured tiles to the floor and wet areas
- White profiled vanity with moulded basin and wall mounted mirror
- Fully screened shower recess
- Hobbed bathtub
- Sliding window with privacy glass
- Towel rails
- Combination heat / light / fan
- Double and single door linen storage cupboards with aerated shelving
- Separate toilet

Hallway

- Sandstone coloured tiles
- Linen storage cupboard with aerated shelving

Laundry

- Sandstone coloured tiles
- Laundry tub with white splashback and overhead cabinetry
- Solid external door

KEY LOCATIONS

Clarence Town Main Street ~ 3.3km / 5 min

Just moments from your front door, Clarence Town's charming main street offers all the essentials wrapped in small-town warmth. Enjoy a leisurely stroll to the local café for a morning coffee, pop into the general store or chemist, or grab supplies from the friendly IGA. The town also features a local pub, bowling club, public school, medical centre, post office, bakery, hardware, veterinary clinic, and more. With the pristine Williams River on hand for boating, kayaking or peaceful riverside picnics, Clarence Town delivers a relaxed country lifestyle with a close-knit community at its heart.

Dungog ~ 25km / 22 min

A picturesque drive through the rolling hills leads you to Dungog - a vibrant country town bursting with charm, culture and creativity. Known for its heritage buildings, community events, and arts scene, Dungog offers weekend markets, boutique cafes, antique stores and a classic country cinema. With festivals, scenic river walks, and labelled as the gateway to the Barrington Tops National Park, it's a favourite daytrip destination and a lively extension of the relaxed Clarence Town lifestyle.

Raymond Terrace ~ 26km / 22 min

Raymond Terrace offers all the big-name conveniences without the city hustle. Home to supermarkets, medical centres, a bustling retail precinct, and major fast-food outlets, it's your one-stop shop for everyday needs. It also provides access to larger retail outlets such as Bunnings, BCF, Pet Stock, making it a practical hub while still being close to nature and the riverside charm of Clarence Town.

Maitland / East Maitland ~ 33km / 30 min

History and modern living come together beautifully in Maitland. With its historic architecture, riverside cafes, The Levee precinct and boutique shopping, it's an easy day out or work commute. East Maitland provides additional conveniences including Stockland Green Hills shopping centre, the new Maitland Hospital, and great schooling options. Whether you're after retail therapy, medical appointments or a cultured lunch outing, Maitland brings city-style amenities close to home.

Newcastle Airport ~ 42km / 40 min

Convenient and well-connected, Newcastle Airport is just 40 minutes away, offering direct flights to major cities including Sydney, Brisbane and Melbourne, with a new International Terminal. Whether you're a frequent flyer, travelling for work, or hosting out-of-town guests, this easy airport access adds fantastic value to the property's location - especially for those considering an Airbnb or holiday retreat venture.

Newcastle ~ 54km / 1 hr

Newcastle's coastal lifestyle, artsy atmosphere and beachside buzz are within easy reach. Wander the cafés and galleries of Darby Street, dine at Honeysuckle on the Harbour Foreshore, enjoy a day out at Merewether or Nobbys Beach, or catch a live show in the city. With major employment hubs, hospitals, universities, and shopping districts, Newcastle is a vibrant urban centre that adds dynamic opportunity to your relaxed rural lifestyle.

Port Stephens - Tea Gardens / Nelson Bay ~ 60-70km / 1 hr

Crystal-clear waters, white sandy beaches and laid-back holiday vibes - Port Stephens is a slice of coastal paradise less than an hour away. Enjoy dolphin cruises, snorkelling in Shoal Bay, exploring the Stockton Sand Dunes, or dining by the marina in Nelson Bay. Whether it's a weekend escape or a spontaneous beach day, this natural wonderland adds a dreamy dimension to country life.

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Hunter Valley Vineyards ~ 70km / 1 hr

Indulge in fine wine, gourmet food, and stunning vineyard views in the world-renowned Hunter Valley. Less than an hour from home, the region offers unforgettable days spent wine tasting, attending concerts under the stars, or relaxing at a day spa. From long lunches to romantic getaways, this iconic destination is right at your fingertips - perfect for entertaining guests or simply treating yourself.



Sydney ~ 200km / approx. 2 hrs 20 min

A scenic drive or easy airport connection puts Australia's biggest city within reach. Whether for business, family visits, or a city weekend escape, Sydney offers world-class entertainment, dining, and cultural experiences. The convenience of being able to retreat to peaceful Clarence Town after a bustling city day is part of the magic of this location.

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