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## Property Details



### 36 Clarkes Crossing Close, VACY

Build Your Riverfront Dream Home



**\$999,000**

Nestled on 20 acres of pristine landscape where the Allyn River gracefully flows, 36 Clarkes Crossing Close, Vacy invites you to indulge in the tranquillity of riverside living.

Immerse yourself in the expansive beauty of this 20-acre property, harmoniously blending open spaces, lush greenery, and the gentle embrace of the Allyn River.

Embrace the soothing ambiance of your private retreat with approximately 740 meters of direct river frontage along the Allyn River. Enjoy leisurely strolls along the riverbank and create memorable moments in this picturesque setting.

Design and build your dream home on a spacious building envelope spanning 2684 square meters. The ample space provides the flexibility to craft a residence that seamlessly integrates with the natural surroundings.


Revel in panoramic views of the Allyn River and the surrounding landscape, creating a breathtaking backdrop for your everyday life.

Situated in the newly developed **◆ Riverside Vacy ◆** Estate of the sought-after Vacy area, experience the charm of rural living with easy access to essential amenities, offering a perfect balance of seclusion and convenience. The block itself has

With the substantial building envelope and access to underground power and NBN ready to be connected, this property holds the potential for various lifestyle opportunities, allowing you to shape the space to suit your vision.

36 Clarkes Crossing Close is a rare gem where the Allyn River becomes an integral part of your

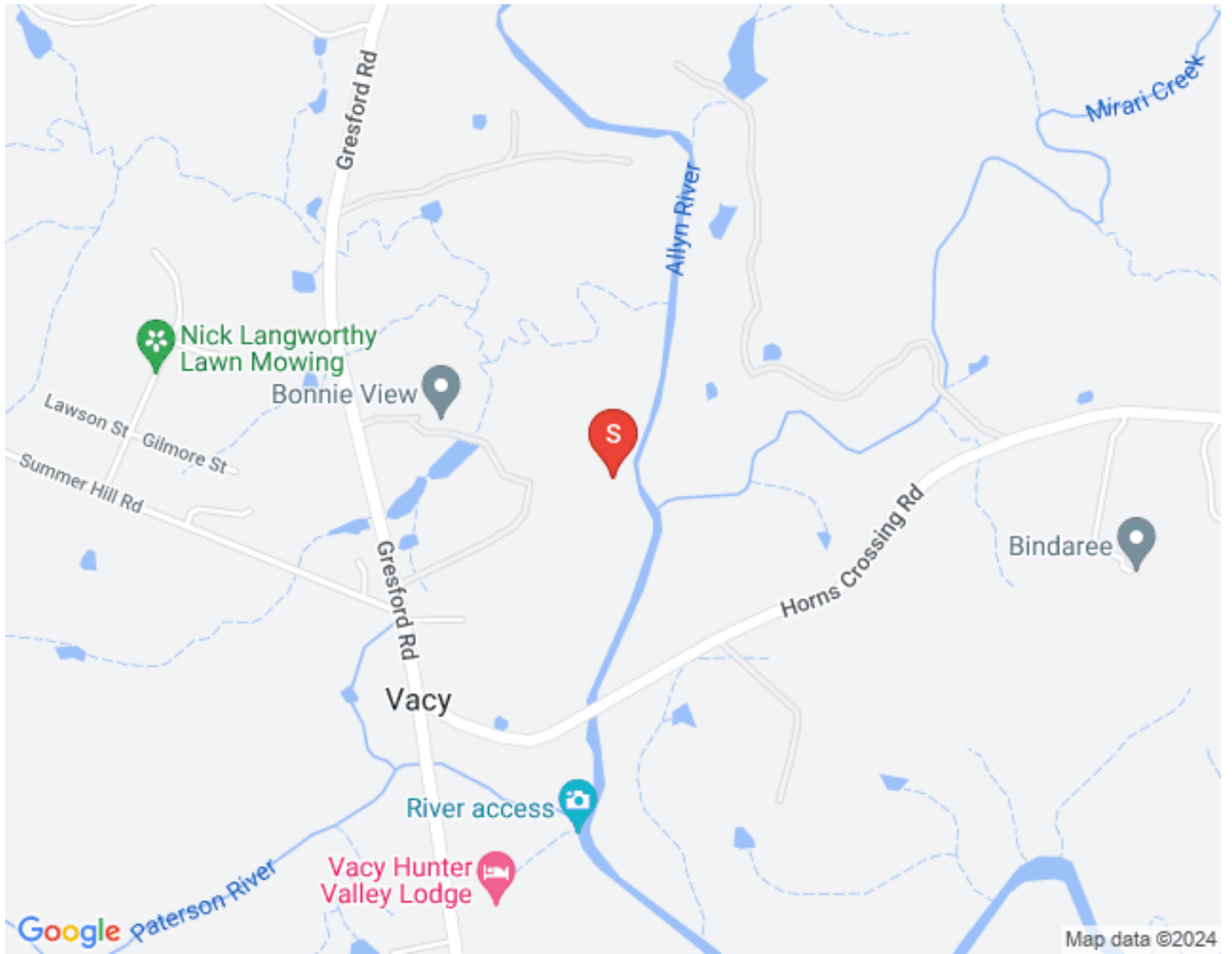
everyday. Seize this unique opportunity to own a riverside retreat with expansive river frontage and create a haven that reflects your aspirations.

Embark on the journey towards creating your riverside masterpiece  contact us today to arrange a private viewing at 36 Clarkes Crossing Close, Vacy, and explore the endless possibilities that await along the serene Allyn River.

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.

First National Real Estate Maitland - We Put You First.



## Property Video

## About Vacy

Falling in the Dungog Shire Council, Vacy packs a punch for a small town with a popular Primary School, general store, sporting oval, a school of arts hall, the Farmers Hotel, motel accommodation, the Flying Duck Café, hair dresser, post office and church.

Sitting over the top of the town watching protectively like the bird it was named after, is the "Eaglereach" wilderness resort. Predominantly working cattle, dairy and poultry farms, recent years has seen a boom in acreage land estates and hobby farms increasing the population to the area, yet Vacy still maintains its village charm.

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

## Schools

- Vacy Primary School
- Dungog High School
- Vacy Public School Before and After School Care
- Saint Joseph's Primary School Dungog

# Cafes and Restaurants

- Vacy General Store Cafe & Gifts
- Farmers Hotel
- Paterson Country Cafe
- Paterson Court House Hotel
- Paterson Lodge
- Paterson Tavern

# Shopping

- Vacy General Store and Cafe
- Paterson Friendly Grocer IGA
- Paterson Service Station



## About Us



### **PAT HOWARD**

PARTNER | CLASS 1 LICENCED REAL ESTATE  
AGENT

0408 270 313

[pat@fnrem.com.au](mailto:pat@fnrem.com.au)

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



## **AIDEN PROCOPIS**

ASSISTANT REAL ESTATE AGENT | PROPERTY  
SALES CONSULTANT

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0456 66 44 81

[aiden@fnrem.com.au](mailto:aiden@fnrem.com.au)

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.

## Disclaimer

First National Real Estate Maitland 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 Real Estate Maitland. 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.