

# FOR SALE

## “CLAREMONT” - ABERDEEN NSW



**Equine enthusiasts**  
take note; “Claremont” is  
the perfect property  
located in the heart of  
*horse country* of NSW.

**122.7\*Ha of highly**  
productive soils, suited to  
horses, cattle or fodder  
production, you choose.

**Approximately 2\*hrs drive**  
from Newcastle and 3\*hrs  
to Sydney.



**CHRIS DAVIDSON**  
PROPERTY



”Claremont” is located just 7km from Aberdeen, off the New England Highway in the picturesque Upper Hunter Valley of NSW.

The property boasts 122.7\*ha (303\*ac) in total. Land is predominantly flat. Soils are a blend of rich fertile river loams and red clay basalt.

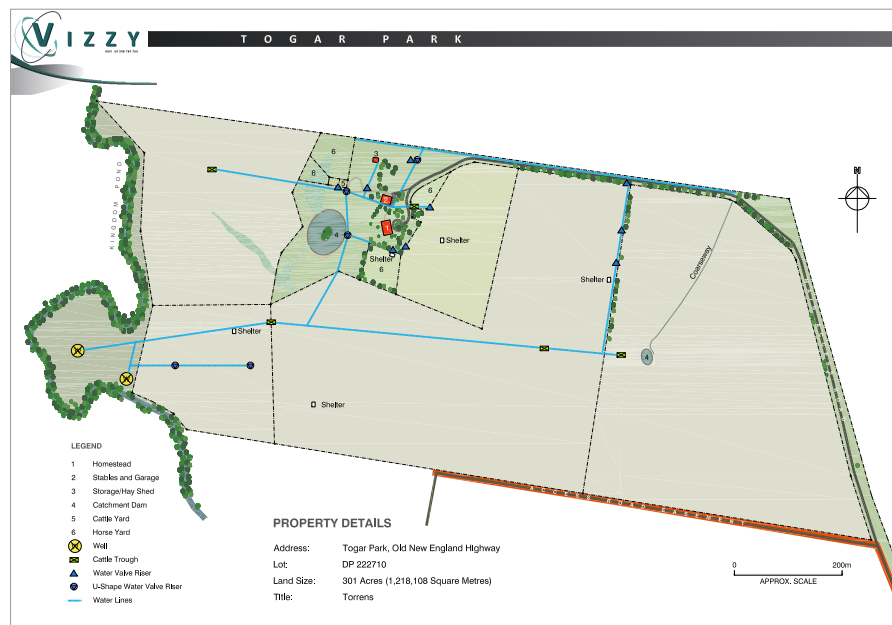
\* Water is a feature with 5ML of water Allocation, 2 fully equipped lined wells with electric pumps provide irrigation water for approx. 20\*Ha. Water points are reticulated to troughs in each paddock.

\* New near architecturally designed 4 bedroom home with either a 5th bedroom or study/office. Superbly appointed gourmet kitchen. Split system heating and cooling throughout.

\* Horse stables, stallion yard and machinery shedding.

\* Steel cattle yards with loading ramp and bale gate.

\* Sealed tree lined driveway to the homestead.



## Chris Davidson Property

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