

1 Giles Road, Seaham, NSW 2324



Lifestyle For Sale

Tuesday, 2 April 2024

1 Giles Road, Seaham, NSW 2324

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 36 m2

Type: Lifestyle



Kay Perry

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Price Range: \$2,100,000 - \$2,300,000

Discover the essence of country living and unparalleled charm and comfort at "LITTLE BRANDY HILL" Proudly presented by Ray White Rural Lifestyle. This impressive custom-built residence has been built to last a lifetime, constructed on a concrete slab with double brick walls. The high vaulted timber ceilings are framed by the expansive undercover verandahs that take in rural vistas available from every room. The home and its surrounds invite you into a world where every day feels like a serene retreat, giving this home its unique character and charm. The majestic 4 bedroom home takes advantage of comfort and space boasting a generous floorplan that easily will accommodate the whole family. Every room features the outdoors with large windows and sliding doors to access the verandahs which provide all angles to sit and relax and immerse yourself in the tranquil beauty of the 36.24HA landscape.

LAND & INFRASTRUCTURE • Lot 2 / DP 1090826 Port Stephens Council • Approx. 36.24 HA / 89.55 Acres • Zoned RU2 / Rural Landscape • Dual occupancy entitlement exists, STCA • Machinery shed & 3 carport with power • Unique living/breathing ecosystem / Significant Biodiversity • A well managed highly valuable Australian hardwood species forest • Dual access via Green Wattle Creek Rd Butterwick • Future earning potential for various incomes, hobby farms, Airbnb • Magnificent landscape features, including 360-degree hilltop views, trails for riding horses/ bikes and your very own cave

WATER • 3 holding dams with approx 7 million litres of water, 1 lake size for recreational activities and also attracts an array of wildlife • Rainwater storage / 3 tanks approx. 32 thousand litres • Within close proximity to the Williams, Hunter, and Paterson Rivers

HOME • 4 bedroom double brick homestead with vaulted timber ceilings • Main with timber flooring, built-in robes and ensuite • Main bathroom with bath, shower, basin and separate toilet • Laundry with direct access out to the verandah • Spacious tastefully appointed country-style kitchen with dining • Expansive lounge room with brand new combustion fireplace, air conditioning and sliding doors leading out to the verandahs • Starlink internet dish • Gas bottles x2

LOCATION Approx. • 20 km Maitland • 40 km Newcastle • 185 km Sydney • Within walking distance to the local Equestrian park and Crown land tracks and trails. Nestled in the sought-after suburb of Seaham, this property offers a peaceful and family-friendly lifestyle. With local schools, parks, and shopping amenities all just moments away, everything you need is within easy reach so you can enjoy the tranquillity of a rural lifestyle without sacrificing the convenience of city amenities. This unique location provides the best of both worlds. Don't let this opportunity to live the lifestyle you've always dreamed of pass you by. This property should be on your list to come and view and make it the first step to living your country retreat dream. Contact me today to arrange an inspection or for further information on this listing or assistance with any of your property requirements please contact Kay Perry 0457 072 768.

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