

**1 Ivanhoe Street, Nulkaba, NSW 2325**



**House For Sale**

Friday, 24 May 2024

**1 Ivanhoe Street, Nulkaba, NSW 2325**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1860 m2**

**Type: House**



Dan Jurd  
0249914000



Faz Assir  
0477889569

**\$1,150,000 - \$1,265,000**

This is the perfect Airbnb investment, weekender or family home in the Hunter Valley. Positioned in the premium and highly-sought after suburb of Nulkaba, this recently refurbished family home offers five large bedrooms, three bathrooms and an attached double garage on a huge 1860m<sup>2</sup> block with two separate titles. As you step inside, you immediately notice the open-plan living space. The kitchen, lounge room and dining room overlook the central rumpus room with access onto the rear patio and pool yard, designed for hosting guests year-round. There is also a central combustion fireplace with split system air-conditioners. Walking through the home, three bedrooms have wardrobes and are adjacent to the main bathroom, with the master bedroom having a walk-in-robe and ensuite. The fifth bedroom is located at the back of the home and has an additional private access off the rear verandah, lending opportunities such as a teenagers retreat. All bedrooms also have split system air conditioners and ceiling fans. As you step out the back, everything about this property screams outdoor living. The pool is in the heart and centre of the backdoor courtyard, with undercover alfresco and BBQ area. The laundry with third bathroom is located behind the kitchen, though also provides external access to the rear verandah so you won't have to worry about the kids running through the home wet. The orientation of the house on the blocks provides side access to both Wine Country Drive & Ivanhoe Street, having plenty of space for an additional garage in the future. Located just 5 minute drive to the heart of Pokolbin with world class wineries, restaurants and concert venues, an investor can capitalise on the prime location and size of the home, perfect to expand on Airbnb opportunities. Additionally, the huge block size with two Torrens Titles offered with Ru5 Village zoning, future development opportunities include, but not limited to 'Bed and breakfast accommodation, centre-based childcare facilities, hotel or motel accommodation, secondary dwellings' etc. (Subject to CCC approval). Utilising the two titles, two secondary dwellings (granny flats) maybe also be permissible (Subject to NSW SEPP). Schools are nearby with a short 200m to Nulkaba Primary School, 2.2km to St Phillips Christian College & 4.3km to Mount View High School. Inspections by private appointment.