

**11, 1432 Wine Country Drive, Rothbury, NSW 2320**



**Sold Other**

Wednesday, 1 May 2024

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Area: 4 m2

Type: Other



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**\$1,100,000**

Positioned for a lifestyle of excellence at the gateway of the Hunter Valley's tourist trail, this 4.05 hectare landholding is awaiting your vision. Picturesque from every angle and surrounded by vineyard estates, guest accommodation and grand homes, the parcel flaunts cleared and wooded areas and is serenely private. With various options to use as your building envelope, take advantage of the country views on offer – this rare opportunity provides you with the ultimate landscape to create your own 'Grand Design" or family retreat while pursuing a rural lifestyle. Naturally screened from neighbours and large enough to feel as though you are a million miles away, life on Wine Country Drive keeps you connected. Nearby, the town of Huntlee serves up a modern new shopping plaza and popular tavern, along with a state-of-the-art children's playground. For a fancy night out choose from a huge line-up of world class restaurants, or visit local cellar doors when the weekend rolls around. Excellent schools are also close by, and the Hunter Expressway can be reached in five minutes for easy access to Newcastle, Sydney or Singleton.- Tree-studded land with scenic views in an exclusive Wine Country estate - Rural fencing and town services available – including power- Large cleared pockets bordered by native bushland, screening neighbours - Quick access to Huntlee shops and tavern, 15-minute drive to Cessnock CBD- Fertile land to grow your veggies, plant some vines or add an orchard- An idyllic tree-change property – get a pony for the kids or keep some chickens - Wine, dine and attend world-class concerts nearby in the iconic Hunter Valley - Near a school bus route and only 7km from Branxton Village - Central to Singleton and Maitland, both are less than a 30 minute drive \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.