

114 Hue Hue Road, Alison, NSW 2259



House For Sale

Friday, 14 June 2024

114 Hue Hue Road, Alison, NSW 2259

Bedrooms: 6

Bathrooms: 5

Parkings: 24

Area: 25 m2

Type: House



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AUCTION

Lustre Lodge, one of the finest horse properties on the Central Coast, has been recognized for over 21 years as a premier breeding and spelling environment. From the moment you reach the monitored electric gates, it's clear that this property offers something extraordinary. The property is offered with a lease of the yards, stables, and manager's home, while the executive home presents an excellent opportunity as a Central Coast retreat or an amazing holiday home/let if desired.

Size: The property spans 25.5 hectares, or just over 63 acres.

Property One: An architectural executive residence boasting five bedrooms, including two with en-suites and a three-bedroom guest wing. The split-level design features hardwood and polished concrete flooring, an impressive timber beam, multiple living areas, an executive kitchen, an outdoor kitchen, two stunning stone fireplaces, and an in-ground pool.

Property Two: A large two-storey Masterton home with four bedrooms, an en-suite, an open living area, and ducted air conditioning.

Studio Three: A large one-bedroom studio with a separate living area, approved for casual workers during the foaling season. This studio is close to the stables, ideal for foaling nights.

In-ground Pool: Specifically designed to complement the luxury home and add an oasis feel to the property.

Stables: 14 boxes with rubber flooring, two birthing boxes for mare and foal, a covered electric walker, a round yard, a vet shed, flood-lit birthing yards, a feed shed, a hay shed, and a separate machinery storage facility.

Land Description: Set over 28 paddocks, with over 16 km of post and rail and stallion rail-fenced yards. The land gently rolls from the high road to the low alluvial land bordering Wyong Creek at the rear boundary.

Features: Over the past 10 years, a unique residence has been added to the existing two-storey caretaker cottage, along with a night-watch studio for foaling. The property includes stabling, 28 paddocks, extensive fencing, and access to Wyong Creek.

Water: The property includes two tanks, one with a 300,000-litre capacity and the other with a 50,000-litre capacity.

Sewer: There are two on-site septic systems. The property currently has a 5-year lease with 3 years remaining, with no option period, at \$7,500 per month gross, amounting to \$90,000 per annum. This includes the land, the caretaker's cottage, stables, breeding, and birthing areas, and staffing areas.