

**1471 Elderslie Road, Mitchells Flat, NSW 2330**



**Acreage For Sale**

Friday, 2 February 2024

1471 Elderslie Road, Mitchells Flat, NSW 2330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



Mitchell Olsen

## EXPRESSIONS OF INTEREST

Welcome to 1471 Elderslie Rd, where simplicity meets the charm of rural living on a generous 5.34 acres. This property, quietly nestled within the landscape, offers a warm and authentic home. As you explore the grounds, you'll find the beauty of the outdoors seamlessly blending with the coziness indoors. This residence embodies a genuine sense of warmth and invites you to embrace a peaceful lifestyle.

**THE HOME-** Charming three bedroom home, all adorned with built-in robes- The heart of the home is a recently updated kitchen, boasting granite benchtops, dual ovens, and plenty of storage. Whether you love to entertain or you're a culinary enthusiast, this kitchen is very well equipped - Elegance seamlessly flows through the home with beautifully polished timber floorboards, downlights and ceiling fans, enhancing the timeless charm of the home- You will find multiple and versatile living areas throughout the home, including a covered outdoor space accessed through double French doors, providing an ideal setting for relaxation and entertainment- You won't have to worry about the weather here with a combustion fireplace and multi-zoned ducted air conditioning - Neat and tidy three-way bathroom, designed to keep the toilet separate for added convenience- Separate laundry with external access, also offering seamless convenience for everyday chores- The versatile layout offers the potential to easily create a fourth bedroom or even a 'Master Retreat', the option is yours

**THE PROPERTY-** Venture outdoors to enjoy the expansive grounds, complete with a large dam, offering a serene backdrop for nature lovers- Spanning 5.34 acres, this property presents an abundance of space suitable for diverse purposes. Whether envisioning a flourishing hobby farm or seeking expansive grounds for your beloved four-legged companions to wander, this generous land parcel opens the door to countless opportunities- The existence of divided paddocks provides the advantage of promptly caring for your animals- Enhancing the property's charm, the serene dam adorning the properties landscape, serves as a picturesque water source for your animals to quench their thirst. Additionally, this can be utilised to contribute to the property's overall maintenance and care- In addition to various carport and garage choices, a shed has been transformed into an additional living space, ideal for teenagers

**THE LOCATION-** Enjoy a tranquil and secluded setting while having everyday conveniences at arms reach- A breezy ten-minute drive south will bring you into the charming suburb of Branxton, allowing easy access to the Hunter Expressway and the newly established Huntlee shopping centre, this convenient hub caters to all your shopping, health, and lifestyle needs- A quick ten-minute drive west leads to Singleton, providing not only all your daily necessities but also a charming array of local shops, dining options, and community attractions- At the front of the property you will find the local bus stop, servicing the nearby schools, a fantastic addition to this location- A thirty-minute drive opens up the doors to Maitland where the impressive Green Hills shopping centre awaits, a retail haven with an abundance of dining and entertainment options- For a change of pace, the allure of Newcastle's attractions is within an hour drive, connecting you to its vibrant coastal lifestyle and cultural offerings- Situated amidst the picturesque Hunter Valley you have the opportunity to take advantage of world class vineyards, award-winning restaurants and first-rate golf courses

**Disclaimer:**All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate.All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.