

150 Rusty Lane, Branxton, NSW 2335



Sold Acreage

Monday, 14 August 2023

150 Rusty Lane, Branxton, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 10 m2

Type: Acreage



Zoe Robertson

\$1,650,000

Looking for something a little bit special? In the very heart of the Hunter Valley, you'll find 150 Rusty Lane, Branxton - an enchanting 25-acre property that epitomises country living. Zoe Robertson Property has the pleasure of offering to the market this picturesque homestead nestled amongst lush greenery and offering a myriad of features that cater to the nature lover, gardener, and those who seek a peaceful haven to call their own. This captivating property offers the perfect blend of rural tranquillity and modern convenience, making it the ideal sanctuary for families seeking an escape from the hustle and bustle of city life. Tucked away down a private driveway and surrounded by landscaped gardens, nature walkways, natural dams and bushland, the original weatherboard residence exudes a timeless charm, boasting four spacious bedrooms, two renovated bathrooms, and a wrap-around verandah - perfect for enjoying the picturesque surroundings. Inside, you'll find a beautiful entrance hall with elevated ceilings and original slate flooring, leading to a cozy living room with a freestanding combustion fire for those chilly winter nights. The generously sized country-style kitchen is the heart of the home and features Caesarstone bench tops, shaker-style cabinetry, and quality appliances, ensuring a delightful cooking experience. An additional family room, formal dining and impressive entertainment area ensure that there is plenty of room for the whole family to gather on every occasion. The sprawling estate is a true gardener's paradise, with an orchard brimming with an assortment of fruit trees, a flourishing vegetable patch, and a delightful herb garden. Spend your days nurturing your green thumb, collecting fresh eggs from the charming 'Buffs Lodge' chicken coop, or cooling off in the in-ground swimming pool. With ample parking for numerous vehicles and machinery, ducted air conditioning for year-round comfort, solar panels and a prime location on Branxton's tightly-held Rusty Lane, this acreage offers an unparalleled modern country lifestyle that is hard to match. Some of the features that you will love! - The endless walking trails throughout the bush - Multiple dams for livestock - Water tanks galore - 2 x 20,000-L, 1 x 10,000-L, 1 x 5000-L and 1 x 1,000-L - 3 phase power to the garage - Ducted air-conditioning throughout - 38 solar panels generating 14KW - In-ground fibreglass Compass saltwater swimming pool - Underground micro seepage irrigation throughout the orchard - Established fruit orchard and herb garden - Recently repainted tin roof with new gutter guard - Additional outbuilding with power and potential to convert into a studio/granny annex - A hidden kids fort set amongst the trees. Location:- Branxton offers an array of shops and eateries including an IGA, butchers, a bakery, a coffee shop, a couple of takeaway restaurants, a medical centre and a chemist - The property is conveniently located just 6 km from the brand new amenities of Huntlee Shopping Centre which will serve all your shopping, health and lifestyle needs. - Minutes from the Hunter Expressway making it easy to access nearby Singleton, Cessnock and Maitland in under 30-minutes - Commute to Newcastle in just under 50-minutes and Sydney in 1.5-hours - There are two local primary schools nearby, and buses run from Branxton to multiple nearby K-12 private schools and high schools. With so many other features, don't miss your chance to experience the charm, serenity, and beauty of this exceptional acreage for yourself. Properties like this come along once in a lifetime so arrange your private inspection today! Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.