

152 Brokenback Road, Branxton, NSW 2335

House For Sale

Friday, 26 January 2024

152 Brokenback Road, Branxton, NSW 2335

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 1 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Grand two story home on a sprawling 4.89 acres of green grass, established trees and gardens.- An abundance of living areas with a formal lounge, formal dining, a home office (or 5th bedroom), a living room with an inbuilt gas fireplace, an open plan kitchen, a living and dining area and an upstairs living room as well!- Gorgeous kitchen with laminate benchtops, a raised breakfast bar, a Chef 900mm slide-out rangehood, a 4 burner ceramic electric cooktop, a built-in oven, dishwasher and large corner pantry.- Four generous bedrooms, all with sweeping rural views and built-ins, the master with a walk-in robe.- Two bathrooms and an ensuite, with ceramic vanities, separate showers and a built-in tub.- Actron ducted air conditioning throughout.- Undercover tiled alfresco with downlights, as well as additional paved alfresco areas alongside the home.- Stunning landscaped gardens, featuring manicured hedges, standard roses, shade trees and grand water features and ponds throughout the property.- Renovated garden studio and shaded arbour walk and viewing platform in the rear yard.- Orchard with an in-ground watering system.- Double attached garage with internal access, plus a large separate Colorbond double garage.- Possibility of subdividing the front 2 acres while retaining the house on the remaining three, this offers a unique opportunity for expansion and investment (STCA).Outgoings: Council Rates: \$2,604.93 approx. per annum. Water Rates: \$825.42 approx. per annum Rental Return: \$800 approx. per week Discover country living at its finest in the heart of Branxton in the glorious Hunter Valley. This grand two-story blonde brick and tile Clarendon home was built in 2000 and offers a spacious retreat on 4.89 acres of lush green lawn and impeccable gardens. Your grand escape awaits in this incredible property. Branxton is perfectly placed for quick and easy access to the gourmet delights of the Hunter Valley Vineyards, just a short 20-minute drive away. Plus, hop on the Hunter Valley Expressway, and you're seamlessly connected to the bright lights of Newcastle and its beautiful coastline, or the shores of Lake Macquarie with ease. As you approach this exquisite residence, a meandering driveway welcomes you, gently curving in front of the house, flanked by manicured hedges, shade trees, and lush green grass. Stepping onto the tiled front patio you can admire the sprawling acreage and impeccably landscaped gardens that grace the front of this charming property. Step inside to discover a bright and modern atmosphere with a tiled foyer bathed in natural light. The house boasts a contemporary, neutral palette, featuring a mix of tiles, carpet, and stylish window treatments and is kept comfortable year round with an Actron ducted air conditioning system. Heading up the carpeted staircase in the foyer, you will find a generously sized lounge room at the top – a versatile space perfect for a kids' playroom, student study, or a relaxed family living area. The upstairs retreat includes four bedrooms, starting with the master bedroom, featuring stunning views, a contemporary feature wall, a walk-in robe, and an ensuite with a wide ceramic top timber vanity and separate shower. The remaining three bedrooms, all generously sized and equipped with built-in robes, share beautiful views from their windows. Completing the upper level is the family bathroom, consistent in style with the ensuite, offering a built-in bathtub, a separate shower, and a separate WC. Downstairs is dedicated to relaxation and entertainment, featuring a home office (or potential 5th bedroom) at the front of the house with carpet flooring and easy access to the attached double garage. Next to this space is another bathroom, offering flexibility for potential use as a fifth bedroom or guest suite. You will be impressed by the formal lounge, adorned with carpeted floors and large windows that invite ample natural light, creating a welcoming atmosphere. This space seamlessly transitions into the formal dining room, illuminated by abundant light through large picture windows, leading directly to the open-plan living area. The expansive open-plan living area downstairs provides ample space for family relaxation in front of the television. The dining area, adorned with an enormous bay window that takes in that amazing view, ensures that mealtimes are always a pleasure. Close by is yet another versatile living area, perfect for use as a games room, additional lounge, or home theatre. This room adds warmth and ambience with its inbuilt gas fireplace, creating a cosy and inviting atmosphere. The heart of the home, the kitchen, boasts generous space with laminate benchtops and a raised breakfast bar. Equipped with a Chef 900mm slide-out rangehood, 4-burner ceramic electric cooktop, built-in oven, dishwasher, stainless steel sink, and a large corner pantry, this kitchen is a chef's delight, offering both functionality and style. Step out through the open plan living area and find yourself on the covered alfresco, featuring downlights and surrounded by beautifully landscaped gardens. Multiple water features are strategically placed around the gardens, enhancing the serene ambience throughout. There is an additional uncovered paved entertaining area to the side of the home, ensuring that there is more than enough room to host the most lavish of summer garden parties. The yard also boasts a beautiful water feature with a fountain, a block retaining wall, and additional landscaped gardens, creating a tranquil atmosphere. This rural charm extends to a studio shed at the back, offering its own sundeck – a versatile space perfect for an artist's retreat, yoga studio, or music studio. Meandering

along a path lined with gardens and arbours, you will discover a divine shady retreat and viewing deck nestled amongst established trees, leading out to the orchard behind the property. The orchard features beautiful established trees and an in ground watering system, completing this enchanting outdoor oasis. Towards the front of the property, a beautiful large fish pond takes centre stage with water lilies and lily pads, complemented by a timber deck over the pond and a charming footbridge, adding a unique and serene touch to the property. This exceptional home comes complete with an attached double garage offering convenient internal access. Additionally, a spacious Colorbond double garage stands proudly, accompanied by a gravel trailer pad beside it, providing ample parking and storage options. This remarkable home just keeps giving, with the convenience of town water, a sustainable edge with its 3.3kW solar system, and a practical touch with a 20,000-litre water tank. The pump-out septic system pumps out to the mains sewerage line. Additionally, the property holds exciting potential for further development, given its strategic positioning set well back off the road. With the possibility of subdividing the front 2 acres while retaining the house on the remaining three, this offers a unique opportunity for expansion and investment, subject to Council approval of course. This stunning, expansive home on 4.89 acres of gorgeous landscaped gardens is going to instantly impress all who see it. We encourage you to contact your team at Clarke & Co Estate Agents today to secure your viewing.

Why you'll love where you live; - A short 20 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class events, right at your doorstep! - Less than an hour's drive to Newcastle's city lights and pristine beaches. - Only 10 minutes to the township of Huntlee which boasts a supermarket, tavern and shops. - 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need. - Less than 10 minutes to the Hunter Valley expressway, connecting you to Newcastle, Lake Macquarie and the M1 Motorway with ease.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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