

**162 Ourimbah Creek Road, Ourimbah, NSW 2258**



**Acreage For Sale**

Thursday, 29 February 2024

162 Ourimbah Creek Road, Ourimbah, NSW 2258

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2 m2**

**Type: Acreage**



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## Guide \$2,450,000

Immerse yourself in absolute privacy and tranquility at this exceptional property. Behind the grand entry gate awaits Evergreen Acres, a rural sanctuary that has been cherished and enhanced for more than a decade by designers Charlie Albone and Juliet Love, from Better Homes and Gardens. Only one hour from central Sydney, twenty minutes to Shelly Beach and 5 minutes to Westfield Tuggerah this rural getaway is perfectly positioned to enjoy all the Central Coast has to offer whilst conveying the feeling of being a million miles away at your own private sanctuary. The perfect family home, for downsizers, or for running your own business from home, this property has the possibility of catering to so many uses. With additional income streams coming from the rental of the granny flat or horse agistment, it is the ultimate property. Unique features and established gardens await discovery, wander through private garden alcoves, a stunning Wisteria-covered arbour, irreplaceable dry-stone wall fire pit built by renowned Scottish stone mason Callum Grey for the Chelsea Flower Show, alongside edible gardens, stables and paddocks. This is a once-in-a-lifetime opportunity to acquire and enjoy this incomparable property. Features Include

- 3 bedrooms with built in wardrobes and walk-in closet to the master bedroom
- 2 bathrooms with en suite to the master bedroom
- Situated on a flat 5 acres of landscaped gardens and 5 paddocks - all on the high side of the road, safe from flooding
- Separate 1-bedroom self-contained studio includes oversized bedroom, modern bathroom, living room with ceiling fan, kitchenette and storage
- Updated modern kitchen with new bench tops and marble splash backs, lovely, coloured cabinetry, a breakfast bar, gas cooktop, Omega oven and Bosch dishwasher
- Year-round comfort with 3 reverse cycle air conditioners and a wood burning fireplace
- Newly refreshed interiors, all beautifully presented by interior designer and stylist Juliet Love
- A multitude of outdoor spots for relaxing and entertaining, including the front veranda with its lush garden aspect, the back covered deck overlooking the 11m saltwater pool and grounds, a wisteria-wrapped arbour, perfect for dining outdoors, a country cottage garden, numerous shady spots in the front yard - plus an extensive lawn area where the kids and pets can run wild
- Verdant gardens and fantastic outdoor features encircle the property, designed by prominent landscape designer Charlie Albone and including various items from the 2016 award-winning Chelsea Flower Show garden (including a handcrafted fire-pit built by renowned Scottish stone mason Callum Grey, stone bench seat, and hand-carved sandstone pillars)
- Grand circular driveway has been engineered to withstand a semi-trailer truck, making it ideal for delivering heavy equipment or future builds
- Parking for multiple cars underneath the carport, plus plenty of off-street parking on the drive
- Huge 6m x 14m lock-up shed, carport and reinforced concrete storage slab are ideal for storage for home trade businesses
- Well-equipped horse barn with 3 stables, feed shed, water and power
- 5 paddocks, all with animal shelters and plumbed town water troughs
- Raised vegetable gardens are set up on self-watering wicking beds, perfect for the time poor
- Starlink satellite internet provides a faultless internet connection
- 100,000 litres of rainwater tanks for watering gardens. The house and water troughs in paddocks are connected to town water. Plus, there's a whole-house water filtration system
- Robotic lawn mower to service lawns surrounding the house (valued at \$4,000) + owners are open to discussing various inclusions, such as ride-on mower, slasher and furniture
- Easy extension possibility via CDC - concept plans for a large extension with an open plan kitchen, dining and living space have been drawn up and are available
- Possibility for renting out the whole property as an Airbnb for a \$100k p.a. return
- 4 mins to the M1 and 5 mins to Ourimbah Station for an easy commute to Sydney
- 20 mins to Shelly Beach, minutes from State Forest walking/riding trails
- Close to shops, schools, and all amenities (10 mins to Westfield Tuggerah, 4 mins to Ourimbah Public School, 6 mins to Newcastle University Campus, Ourimbah, and 8 mins to Central Coast Steiner School)

Opportunities like this don't come to market often so be sure to call Michael Melville to arrange a private inspection or come along to the open home. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Ray White Long Jetty does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.