

**1631 Yarramalong Road, Yarramalong, NSW 2259**



**Sold House**

Friday, 18 August 2023

1631 Yarramalong Road, Yarramalong, NSW 2259

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



Karl Snopek  
0405591892

**\$1,025,000**

Facing North and overlooking the picturesque mountain ranges of the famous Yarramalong Valley you will love this beautiful custom designed country homestead. Set on an elevated quarter acre block with a 25m frontage this property has loads of future potential. Consisting of 3 bedrooms with a spacious master bedroom, en-suite plus study nook, a large country lounge room with cosy fireplace, open plan kitchen/dining area with French doors that expand out to a spectacular covered alfresco entertaining deck that is private, has views to die for and comes complete with an insulated roof and screens. The stunning kitchen has a beautiful Carrara marble benchtop, designer fixtures and stainless steel appliances with a large walk-in pantry. Sit back, relax and unwind. Breathe the fresh country air and add years to your life in this stress-free environment. Entertain on the rear deck and overlook the beautiful mountains or perch yourself on the front verandah that spans the entire façade and gaze at the beautifully landscaped country garden, roses and engage with village life. Features include: - North-easterly aspect with all day sun and breezes. - Built in robes, ceiling fans, downlights and plantation shutters throughout. - Polished Victoria Ash timber flooring throughout - no carpet. - Carrara Marble Kitchen benchtop with stainless steel appliances. - Morso cast iron combustion stove to lounge room for those cosy winter nights. - Reverse cycle air-conditioning for year-round comfort. - Insulated roof over rear deck with Zipscreen weather blinds. - Large concrete semi inground water tank. - Electric front entry gate with level parking for 3-4 cars. - Landscaped country gardens. - Prior DA approval for separate double garage & loft studio. - Quarter acre block = 1,012sqm block. - Village zoning. - Airbnb hotspot. - Rental appraisal available on request. - Angel Sussurri restaurant, Yarramalong General Store & Regans Fine foods all within an easy 2-minute walk. Perfectly positioned 1 hour north of Sydney & 1 hour south of the Hunter Valley come and join the charming Yarramalong Village community and make this unique cottage your new home. Disclaimer: This information has been prepared on behalf of the vendor for the information of potential purchasers only. It is provided as a guide only, in good faith and with due care. However some of the information within has been supplied by third parties and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should rely on their own enquiries and where necessary seek independent legal advice. The vendor relies at all times on the contract of sale.