

**192 Brokenback Road, Branxton, NSW 2335**



**Lifestyle For Sale**

Friday, 3 November 2023

192 Brokenback Road, Branxton, NSW 2335

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 8093 m2**

**Type: Lifestyle**



Shelly Jurd

0249914000

## EXPRESSIONS OF INTEREST

Built by one of the Hunter Valley's finest builders, Stibbards Homes, this recently renovated beauty is perfectly positioned on an elevated 2 acre parcel to enjoy the stunning Northerly aspect. The ideal combination of classy and comfortable, the master-built home is designed to easily accommodate a large family. The practical floor plan sees the large open plan living, dining, kitchen and family areas enjoying natural light and mountain views. The main bedroom is privately placed from the others and has access to the patio – the perfect place to enjoy a morning coffee. It features a large walk-in robe and spacious ensuite with spa bath. The 2nd, 3rd and 4th bedrooms are large, and all have built-in robes. Things you'll love about this fantastic home:- Brand new 22kw ducted air conditioning system with 6 zones;- Combustion fire;- Brand new solar system with 13kw panels and 10kw inverter, seeing the current owners consistently get cash back from their energy provider;- High ceilings throughout;- Brand new kitchen with stone bench tops and stainless steel appliances;- Brand new designer laundry;- Freshly painted throughout;- Large walk-in linen/storage cupboard;- Quality built-in bookshelves and cabinetry in the living areas;- Mud room with 3rd bathroom;- Undercover entertainment area;- Large garage with internal access, workshop and store room;- Separate machinery shed for a ride-on mower, garden tools and extra boys toys;- Town water;- 15,000 litres of rain water storage;- Tar sealed council road access; and - Surrounded by other small established acreages. Located approximately 5kms from the Hunter Expressway, 4.8km from the local primary school and the local shops, approximately 20 minutes drive from Pokolbin and Lovedale's wine tourist regions and central to Maitland, Cessnock and Singleton.