

196 Brokenback Road, Branxton, NSW 2335

House For Sale

Wednesday, 22 November 2023

196 Brokenback Road, Branxton, NSW 2335

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 8000 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A stunning, expansive home on sprawling acreage in the rural haven of Branxton.- Gourmet kitchen with a 20mm Caesarstone benchtop, a dual stainless-steel sink, a tiled splashback, a Westinghouse oven and 4 burner cooktop, a Bosch dishwasher and a built-in wine rack.- Formal lounge with French doors, coffered ceilings and a two sided, built-in combustion fireplace with a brick surround.- Open plan living and dining featuring the combustion fireplace, a feature timber wall and a bay window.- Three family bedrooms with built-in robes and ceiling fans, one with a VJ panelled wall and built-in storage.- Master suite with a luxury ensuite including a feature stained glass window, a twin vanity and Caesarstone benchtops, built-in robes, a bay window and outside access through a sliding glass door.- 3 zone ducted air conditioning, Thermann gas hot water, and ceiling fans throughout.- Plantation shutters, stained glass features, premium vinyl tile flooring, 2.7m ceilings, wainscoting and VJ panelling.- Large paved front verandah, an expansive rear verandah, plus an undercover deck with built-in seating.- Above ground spa with jet, lights and privacy screening from immaculately landscaped hedges.- Double carport, wide driveway access and an extra tall 3 bay Colorbond shed with an additional workshop. - Multiple fenced paddocks, established trees and shrubs, raised vegetable beds, 6kW solar system, 20,000L water tank, and dedicated fire pit area.- Separate granny flat with its own patio, parking, gardens, lawn and water tank.- Granny flat features a bedroom with a built-in robe, open plan kitchen and dining, including an Omega oven, a gas cooktop, 20mm Caesarstone benchtops, split system air conditioning and a renovated bathroom with wheelchair access.

Outgoings: Rental Return: \$750 approx. per week
Rental Return (Granny Flat): \$350 approx. per week

Discover the answer to your rural family dreams in this impressive country estate, sitting on a huge 8000 sqm parcel of green land in gorgeous Branxton. Here you will find a beautiful brick and tile home, expertly crafted with sweeping rural views to enjoy. Branxton is perfectly placed for quick and easy access to the famous Hunter Valley Vineyards, just a short 20-minute drive away. Plus, hop on the Hunter Valley Expressway, and you're seamlessly connected to the lively city of Newcastle and its beautiful coastline or well on your way to Sydney.

Approaching the property, you are sure to be impressed by the farmhouse-style timber fence and double entry gate to the driveway, surrounded by lush gardens. The home itself has a pleasant first impression with gabion pillars and a spacious paved verandah at the entrance. In front, an expansive green lawn is adorned with established shade trees and manicured gardens. Stepping inside, the classic wooden front door with leadlight panels sets an inviting tone. With a mix of tiles, plush carpet, and premium vinyl tiles, the interior exudes elegance. Venetian blinds and plantation shutters frame the natural light, complemented by soaring 2.7m ceilings, downlighting, and a skylight in the hallway. A chic lighting feature in the foyer adds a stylish touch to the bright and airy feel.

An entertainer's delight, this home features a spacious formal lounge accessed through double French doors with stained glass above. The room impresses with a coffered ceiling, two ceiling fans, and large windows with plantation shutters. A standout feature is the double-sided combustion fireplace, accessible from both this room and the adjoining open-plan living area. Adjacent to the lounge, the expansive open-plan living and dining area includes a stunning timber feature wall and the other side of that amazing fireplace, surrounded by rustic brick for warmth and character. Large bay windows and double glass doors bring in ample natural light, connecting the indoors to the outdoor space. The room is equipped with ceiling fans and ducted air conditioning that extend throughout the home.

The gourmet kitchen presents sleek 20mm Caesarstone benchtops, a dual stainless steel sink and a distinctive tiled splashback. Equipped with a built-in Westinghouse oven, a 4-burner gas cooktop, and a Bosch dishwasher, it seamlessly combines style and functionality. Additional features include plumbing for a fridge, a spacious corner pantry, and a convenient wine rack.

In the family bedroom wing, three generously sized bedrooms feature built-in robes, carpet, and ceiling fans. One bedroom includes built-in storage with a laminate benchtop, shelves, LED strip lights, and a stylish VJ panel feature wall. Located close by is the main bathroom, with a built-in bathtub, wood-look tiles in the separate shower, a timber vanity with a 30mm Caesarstone benchtop and top-mount basin, and a separate WC. A dedicated laundry with ample storage and outdoor access completes this wing.

The master bedroom, offering enhanced privacy on the opposite side of the house, with a ceiling fan, a bay window with a built-in seat and storage, and a sliding glass door to the outdoor area. This room features a built-in robe, and an ensuite with a 30mm Caesarstone benchtop, twin top-mount basins, a timber vanity, stone-look tiles, a stunning circular stained glass window with a kookaburra design, and a separate shower with built-in recess.

Step outside and find a covered verandah that envelops the entire back of the home, extending to a covered timber deck. At one end is an above-ground spa with jets and lights, discreetly screened by the surrounding hedges for privacy. An inviting outdoor eating area offers panoramic views of the expansive rear yard, accompanied by additional built-in seating. A little

further on you will find a dedicated fire pit area with built-in seating under an arbour on a raised deck. The property features multiple paddocks enclosed by post and wire fencing, raised vegetable garden beds, and a 20,000L water tank. Established trees, shrubs, and gardens create a picturesque landscape and an Envirocycle septic system ensures efficient waste management. You will find more than enough room for vehicles and recreational gear, with a large double carport beside the house, an extra-wide driveway, and a separate 3-bay Colorbond shed in the yard. The property also features a 6kW solar system on the shed's roof adding an eco-friendly touch to the versatile outdoor space. This property also boasts an entirely separate dwelling, perfect for use as a granny flat, the ultimate teenage retreat, or even as an Airbnb. Fully council approved, the granny flat features instant gas hot water and bottled gas. Inside, discover a spacious open-plan kitchen, living, and dining area with 20mm Caesarstone benchtops, a dual stainless steel sink, an Omega oven, a 4-burner gas cooktop, a ceiling fan and Kelvinator split system air conditioning. The large bedroom offers a built-in wardrobe, a ceiling fan and plush carpet flooring. The renovated bathroom is wheelchair accessible and showcases a separate shower, stylish wood-look tiles, and a contemporary vanity. This self-contained unit has its own entry and parking area, a dedicated water tank, a patio, gardens, and lawn—providing complete privacy. This stunning property, with all of its versatility and rural luxury, will absolutely wow everyone who sees it. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. 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, schools 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 Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.