

**2 Prudence Street, Wollombi, NSW 2325**



**Sold Lifestyle**

Thursday, 28 March 2024

2 Prudence Street, Wollombi, NSW 2325

**Bathrooms: 1**

**Area: 8181 m2**

**Type: Lifestyle**



Garry Musgrove  
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Kurt Musgrove  
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**\$545,000**

Located within the beautiful 'Historic Wollombi Village', this 2-acre gem is only 500m from the centre of Wollombi village where you will find the Wollombi Tavern, general store, multiple cafes, gift shops, a cellar door and restaurant. Boasting 100% arable/usable grass land, the property has enough space for some hobby farming and camping with very easy 2WD access, mains power connected and plenty of tank water storage. The large shed is DA approved with a bathroom, kitchenette, huge mezzanine/loft and a slow combustion fireplace downstairs as well as reverse cycle air-conditioning. 10 solar panels will also help keep the electricity bills down. A large undercover verandah has great views over the property and to the mountains in the North-West where you can enjoy many glorious sunsets. If you're looking for an easy weekender in a boutique country village, this could be the perfect place. Only 1hr 20mins drive (106km) to Wahroonga/Sydney, or the same distance to Newcastle, and within 30mins drive to some of the Hunter Valley's best wineries/restaurants, the location couldn't be better! For further details, please contact Garry Musgrove 0429 663 026 or Kurt Musgrove 0497 281 475. \*Please note this property has no dwelling entitlement. 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. Property Code: 363