

218 Cranky Corner Road, Stanhope, NSW 2335



Lifestyle For Sale

Monday, 18 March 2024

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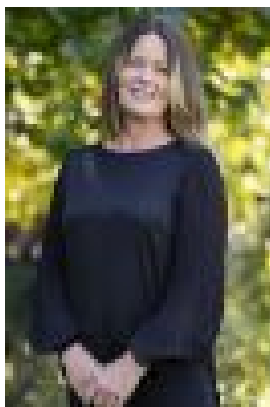
Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 40 m2

Type: Lifestyle



Dee Braithwaite
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Rob Young
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Auction (Unless Sold Prior)

Have you been dreaming of Eden? Your own block of countryside in the famous Hunter region, with the comforts of a modern architect designed home? Then we have found it. Eden by name, Eden in nature - stretching over approx 40 hectares of soft undulating country in one of the quietest pockets of the Lower Hunter Valley. Eden is set up for seasonal challenges, featuring two large pasture improved paddocks with double frontage to Stanhope Creek, dam and a bore. Eden's secure water and quality pastures lends itself to many agriculture purposes. The infrastructure is all there with new fencing and well set up cattle yards and two exceptional sheds. But that's enough about the land, as this paradise may just be found in the homestead. Architecturally designed with underfloor heating, double glazed windows and air conditioning, Eden is enjoyable no matter what the season brings. Picture frame views from every room, including the four spacious bedrooms, capturing the best vistas of Eden - and the most spectacular views of all are saved for the master suite that includes an expansive ensuite and robe! Continuing to tick all the boxes, the contemporary open plan living area flows onto the kitchen that features high end appliances and bespoke stone benches. The entertaining spaces flow easily to the outdoors, with the covered entertaining area perfect for welcoming friends all year round. From the deck step into your manicured lawns and garden and breathe in deeply - as you truly have found Eden. Quality properties like this don't often come up in such close proximity to the larger centres of the lower Hunter - a Shiraz with lunch over the vineyards are only 20 minutes away. That's all within the dream at Eden. LAND* Lot 13 DP 1131400 * Approx 40.13 HA Gently undulating country * 2 grazing paddocks separated by Cranky Corner Road, shed and stockyard paddock and homestead grounds* Double frontage to Stanhope creek * Dam* Bore* 98 % New fencing* Cattle yards, loading race and crush SHEDS* 1 x 21 x 9. 1x Open Bay, 3 lockup bays with automated roller doors and 2 x PA doors and 3 phase power, concrete floor* 1 x 23 x 8 x 5.4 x lockup bays with electric roller doors and PA door, concrete slab and PowerTANKS* 2 x 32,000 litre * 3 x 22,000 litre * 1 x 116,000 litre HOUSE* 4 bedroom architecturally designed home by Bourne and Blue Architects* Under floor heating * Split system air conditioning* Double glazed windows that picture frame the rural vista * Open plan modern living, contemporary kitchen with stone bench tops and quality appliances * Master suite with Stunning views, ensuite and robe * Guest bedrooms with built in robes and ceiling fans* Powder room* Bathroom * Laundry* Covered entertaining area * Deck leading to expansive lawns and shade trees and fire pit* Double garage* Dual occupancy STCAWhether you prefer indoor or outdoor living, this property has it all. Enjoy a summer barbecue on the backyard patio or gather around the table for a cozy dinner indoors. The yard offers endless possibilities for outdoor activities, while the indoors provide a comfortable retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this your lifestyle dream contact us today to arrange a viewing and see the endless potential that this property has to offer. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.