

233 Marrowbone Road, Pokolbin, NSW 2320



Sold Lifestyle

Wednesday, 6 September 2023

233 Marrowbone Road, Pokolbin, NSW 2320

Bedrooms: 2

Bathrooms: 2

Parkings: 6

Area: 10 m2

Type: Lifestyle



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Contact agent

Set in one of the most tightly-held locations in Hunter Valley Wine Country, this stunning 25 acre parcel is nestled among vine-clad hills and some of the Hunter's most luxurious estates. It is perfectly private, serenely peaceful and just two hours from the CBD of Sydney or an hour from the sandy beaches of Newcastle. The centrepiece is a stunning, energy efficient, highly insulated, double-glazed and airtight home designed by Fabric Architecture and hand crafted by Lou Projects – a master builder dedicated to building healthy and energy efficient homes. It is oriented perfectly and bathed in natural light but it is the luxurious finishes that are the first to steal your attention. Beautiful natural stone floors, soft terrazzo tops, German joinery and Brodware tapware – every single detail has been thoroughly considered. The internal and external living spaces are one – connected through panel-lift windows, stacking doors and floor to ceiling glass. The home holds a naturally comfortable temperature throughout the seasons but an ultra-modern wood-burning fireplace is the perfect place to gather with a glass of local red every time the sun goes down. In times of extreme high and low temperatures, the central cooling and heating system can adjust the temperature almost immediately. Offering a main bedroom with more floor-to-ceiling glass and a second bedroom with in-built double and single beds, the home comfortably sleeps five without using temporary bedding. A huge 200m² barn with handmade timber doors and a beautiful bathroom can be anything you want it to be. A yoga space, a place to restore a classic car, a place to start a home business or could be converted to more accommodation with council approval. The options are endless. The entire property is off-grid with a state-of-the-art energy system designed to power future site plans which include a DA approved four bedroom home and additional guest accommodation. The energy system is a three phase system with 21kW of solar, 68kW of battery storage and brand-new diesel backup generator. The property also has an amazing 350,000 litres of fresh water storage. The land is selectively cleared with tall stands of old-growth Eucalypts which provide a dappled shade in summer and offer protection from the extremes in winter. Thriving with wildlife, it is perfect for bush walking or mountain biking and could easily be grazed with cattle or horses. Two large earth dams provide plentiful water which would sustain a boutique vineyard. A truly remarkable property with so much adaptability and future. Inspection by private appointment.