

234 Moonabung Road, Vacy, NSW 2421

Thompson,
Clarke

Sold Lifestyle

Wednesday, 23 August 2023

234 Moonabung Road, Vacy, NSW 2421

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: Lifestyle



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\$1,250,000

In the sought after suburb of Vacy, perfectly nestled in the Moonabung Mountain range is this breathtaking home with 50+km views over the Hunter region. In a secluded location this stunning 12 ½ acre property is only minutes to the Vacy Public School, local Vacy General Store, the beautiful Eaglereach Wilderness Resort, and only 60 minutes to Newcastle CBD and the local Hunter Valley wineries. Thompson and Clarke are proud to present 234 Moonabung Road, Vacy commonly known as "The Hobbit". Encompassing an open floorplan this 350 square meter, family home is built of Cyprus pine weather boards on treated pine poles with 2.4m "bull nosed" verandahs on all sides. The 2 front bedrooms have expansive sliding, tinted glass doors that allow unrestricted views of the valley. The main slate tiled bathroom is 2.4m by 3.6 m and services the living area and the second bedroom, perfect for guests. The ensuite to the generously sided main bedroom features a 1.8m by 1.2m glass shower area situated "through the wall" from the slate tiled room screened off from the main verandah for privacy with unrestricted views of the valley. With the country lifestyle in mind this home features a combustion fireplace, a Rangemaster gas/electric stove which has 2 ovens, 4 hot plates, grill, griddle, warming plates and saucepan draw, skylight and an abundance of indoor and outdoor living space capturing the wow that is your stunning 5.5-meter-high cathedral ceiling. Surrounded by quality schooling, recreation facilities, you will have everything you could possibly want all at your fingertips. With a 2-car shed and workshop with double carport, horse stables, large dam, and separate fenced yards and over 175,000L of water tanks this home is ideal for farming at a hobby level. Enjoy the benefits of living rural with your own heated outdoor spa, or indulge on your wrap around veranda while you take in the evening sun. Wildlife abounds on the mountain with eagles famously enjoying the local thermal pockets and ducks enjoying your dam. Perfectly combining the wow factor and with functionality, this grand family home is sure to impress. Contact the team today for more information and we can't wait to see you at the next inspection. Further detailed property information: - Situated on the "toe" of the Moonabung Mountain range near Vacy in New South Wales - The property adjoining "The Hobbit" is the multi award winning "Eaglereach Wilderness Resort" which attracts some 4 thousand guests per year who pay a fortune per night to experience the same views, wildlife, and peace and quiet of "The Hobbit" - Land is a wedge-shaped block rising from an undulating "front" area to a steeper "back" section - 2 x 19,000L Bushman tanks are filtered through charcoal and material filters before being pressure pumped to the house. - Treated pine poles with 2.4m "bull nosed" verandahs on all sides. - The aspect of the property allows an uninterrupted view up the full width and length of the Paterson River Valley to the Barrington Mountains, 50+ kilometres distant. - The whole house is lined with Radiata pine lumber lining boards with the cathedral ceiling of Tasmanian oak bearers, Oregon beams and Radiata boards, supported by the "electricity power pole" being a feature of the whole house. - A powered 6m X 9m colour bond workshop and a 6m x 6m colour bond carport - Additional outbuildings include a 2-horse stable and yards, and a children's playhouse - 1 x Dam perfect for horses and hobby sized farming Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.