

2390 Paynes Crossing Road, Wollombi, NSW 2325



Acreage For Sale

Thursday, 13 June 2024

2390 Paynes Crossing Road, Wollombi, NSW 2325

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 36 m2

Type: Acreage



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Garry Musgrove
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GUIDE: \$1,600,000

Tightly held by the same owner for over 30 years, 'Alkira' (Aboriginal word meaning Bright and Sunny) presents a rare opportunity to purchase a prime acreage in the Wollombi Valley offering 90 acres with at least 20 pastured acres, 2 dams, semi-permanent creek frontage and beautiful natural bush land with a privately positioned homestead on a large, elevated plateau overlooking the property. Arriving at the property entry, with easy 2WD access from a tar sealed council road, a timber gateway leads into a large open paddock with the driveway meandering around the rolling grass hills, by a huge dam with an island in the middle, and up towards the house passing by amazing rock formations and natural bush land. The house is perfectly positioned on a large grass plateau with a sunny north aspect looking back over the property while also being privately hidden away from the outside world. Custom built, the quality brick homestead fits into the landscape beautifully with established native gardens surrounding. A large wrap-around undercover verandah encompasses the house perfect for outdoor living in all seasons. Stepping inside, you will appreciate the craftsmanship of the home with a high gable ceiling in the living room, Cedar timber windows and hard-wearing tile floors throughout. A highlight of the home is the spacious kitchen built from American Oak timber which has been kept in immaculate condition and features a Smeg electric wall oven, electric cooktop and large timber walk-in pantry. The open plan living/dining flows from the kitchen into a lounge area with a slow combustion wood fireplace perfect for the winter months, and there is also reverse cycle air-conditioning in the living room. The large master bedroom has a walk-in-robe and ensuite while the second guest bedroom has a built-in-robe. The master and second bedroom are positioned downstairs along with the main bathroom featuring a clawfoot bath, timber vanity and a combined laundry with back door access. Upstairs includes another living space, study and third bedroom along with extensive built-in storage cupboards. Accessed from the verandah, a mudroom with a separate third toilet and a sink is perfect while working outside on the farm. Services to the house include mains power, tank water (approx 20,000gal or 75,000L), landline phone connection and satellite internet & tv. There is metal gutter guard and a sprinkler system installed on the roof for bushfire protection. Adjoining the house is a double garage on a concrete slab built in the same style as the house to match. A large steel farm shed is situated nearby the house area with power connected and a roller door with access from the driveway ideal for farm machinery and equipment. A covered BBQ area is the perfect space for entertaining separate to the house with that same glorious view and sunny north aspect. There is a bush trail through the top parts of the property perfect for bush walking, horse riding or bike riding in your own back yard, discovering a vast array of flora and fauna along the way. Water on the property is plentiful with two dams, one of which is a massive size and 8m deep with an island in the middle of it. There is also 300m of Wollombi Brook frontage which is a semi-permanent creek. Located approximately 5.5km (10mins drive) to the Historic Wollombi Village, 24km (20mins drive) to award winning wineries and restaurants in the Broke-Fordwich wine region and just under 90mins drive to Wahroonga/Sydney, Alkira is well-positioned for both permanent residents and weekenders escaping the city. For further details, please contact Kurt Musgrove 0497 281 475 or Garry Musgrove 0429 663 026. Property Code: 402