

# 24 Lakes Folly Drive, Branxton, NSW 2335



## Sold House

Sunday, 13 August 2023

24 Lakes Folly Drive, Branxton, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 8363 m2**

**Type: House**



Zoe Robertson

**\$1,400,000**

Nestled on a serene 2.18-acre fenced rural block within minutes of Branxton's village centre, this spacious home awaits your inspection! With a practical and versatile floor plan, 24 Lakes Folly Drive has everything you could ever desire for a comfortable rural lifestyle including the best of the Hunter's wineries, restaurants and golf courses just 15 -minutes from your doorstep and with access to the Hunter expressway approximately 7-minutes away, commuting couldn't be easier. An ideal family home or property for active retirees, this fully renovated home offers an extensive range of sought-after features: Wide central hallway with floorboards leading to a large open plan, kitchen, dining and family room complete with reverse cycle air-conditioning and direct access to covered alfresco and pool. Spacious air-conditioned media room to fit the whole family, with oversized TV recess. Separate multipurpose living/office/music room - perfect for relaxation or entertainment with plantation shutters and soft carpeting - a versatile room that could easily be converted to a fifth bedroom. Incredibly spacious master bedroom with plantation shutters, ceiling fan, reverse cycle split system, double walk-through wardrobe leading to the stylish ensuite bathroom with stunning freestanding bathtub, double sink vanity and luxurious open wet room style shower. The modern and well-appointed gourmet kitchen with an impressive 4.5m long x 1.2m wide 40mm Caesarstone island bench will be one of your family's favourite places to congregate. At the heart of this beautiful, light-filled space, this impressive kitchen boasts ample soft-close cabinetry, a walk-in pantry, a wine store, high-quality appliances, a stainless-steel butler's sink, and an electric oven with a 5-burner cooktop. French doors from the open plan living area lead you to a separate wing where you will find a second bathroom, separate water closet, laundry and three spacious family bedrooms all with plantation shutters, reverse cycle air-conditioning and mirrored built-in wardrobes for ample storage. Entertaining will be easy with a sizeable covered outdoor area featuring travertine tiles and outside blinds for added privacy and protection from the hot summer days. Features you will love:- Compass self-cleaning X-trainer swimming pool with lighting and secure modern glass fencing- Wooden decking with BBQ pergola- Child/grandchild friendly fully fenced garden and play area with pool visible from the gourmet kitchen and family room- Triple garage with a remote-controlled double door for convenient parking and storage- Sealed driveway for easy access and ample parking- Secure post and rail fencing surrounding the property- Stay prepared with a 22,000-litre water tank for all your water needs- Superb-sized separate fenced paddock with a dam, perfect for a pony- Good size Colorbond lockable gardening shed. Location:- Branxton offers an array of shops and eateries including an IGA, butchers, a bakery, a coffee shop, a couple of takeaway restaurants, a medical centre and a chemist- The property is conveniently located just 6 km from the brand new amenities of Huntlee Shopping Centre which will serve all your shopping, health and lifestyle needs and also the Hunter Expressway making it easy to access nearby Singleton, Cessnock and Maitland in under 30-minutes- Commute to Newcastle in just under 50-minutes and Sydney in 1.5-hours- There are two local primary schools nearby, and buses run from Branxton to multiple nearby K-12 private schools and high schools. Don't miss the opportunity to make this delightful small acreage your new home! With an abundance of impressive features and an extremely convenient location, it won't stay on the market for long. Peruse the floor plan, watch the video and fall in love - then contact me to arrange a viewing and experience the ultimate in relaxed country living. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.