

# 249 Dungog Road, Martins Creek, NSW 2420

## House For Sale

Thursday, 13 June 2024



249 Dungog Road, Martins Creek, NSW 2420

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 10 m2**

**Type: House**



Allen Reece  
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## Contact Agent

Step into the countryside on this 28 acre property. Included is an established four bedroom house, self contained studio setup as a yoga retreat which could also double as studio accommodation, a 9m x 6m garage with 8m x 6m carport, multiple sheds and stables PLUS a 16 x 16m 2nd dwelling built to lock up stage. This 2nd dwelling includes plans for five bedrooms and three bathrooms. Sitting on a separately gated and fenced 5 acres with its own natural dam, 110,000 litre water tank plus enviro cycle septic system, this is self-sufficient from the main dwelling. Fit out this building to suit your purpose, with the ability to cater for large groups. Thinking laterally, there's scope for multiple business or tourism opportunities such as trucking business headquarters, Farm stays, Health or Fitness Retreat and so much more. Positioned near Martins Creek train station, Tocal College and Paterson and an easy 20 minute drive to Maitland, 50 minutes to Newcastle and 2 hours to Sydney. Future zoning may allow subdivision, presently it is rural dual occupancy under the local council approvals. Nestled toward the centre of the block, and away from the 2nd dwelling and stables, is the family homestead. Open plan living is created within dining and family areas featuring a combustion fireplace, split system air conditioning and ceiling fans. Central to the home is the modern kitchen offering dishwasher, pantry, breakfast bar and double fridge space. Enjoy the rural ambience from the 13.4m x 3.6m covered entertaining deck, accessed from the family room, with a view to four paddocks and stables. A stylish and spacious Colonial inspired bathroom features a full size claw foot bath to relax in, large glassed shower recess, timber vanity plus W.C. Bedrooms are sizeable and all include ceiling fans. The master bedroom has a built-in wardrobe and split system air conditioning while bedroom two has a walk-in robe. Energy efficiency is considered in the design with naturally insulating brick walls throughout and the support of a solar array. Presently the property is running horses with six fenced paddocks, horse arena, wash bay and resting paddock. There are four secure gate entries to parts of the property with electric fencing, town water to paddocks and interconnecting paddock gates. Dungog Rd fronts the property giving high exposure for business options. For more details please contact Allen Reece on 0409 814 400 or email [sales@reecerealty.com.au](mailto:sales@reecerealty.com.au).