

**256 Wallarobba-Brookfield Road, Brookfield, NSW  
2420**



**Acreage For Sale**

Saturday, 18 May 2024

256 Wallarobba-Brookfield Road, Brookfield, NSW 2420

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 3 m2**

**Type: Acreage**



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**\$1,270,000 - \$1,300,000**

Featuring a beautifully designed sandstone, brick home situated on 7.41 acres, this property gives you the perfect opportunity to live the Self-Sufficient lifestyle or enjoy the acreage with your family. Take a moment to wander the wrap around verandah which is the perfect place to enjoy that morning cuppa or pour a glass of wine in the afternoon while watching the sun set. Designed with country charm in mind this home features 4 generous bedrooms plus a 5th bedroom or office, with a central 3 way bathroom & ensuite to the main. As you enter the home the timber rake ceilings combined with hardwood timber floors really create a warm and inviting feel. The home features separate family, living and dining spaces as well as the kitchen which was renovated in 2013, showcasing stone benchtops, breakfast nook, breakfast bench, 900mm gas cooktop with electric oven & dishwasher. There is plenty of cupboard & pantry space. The master bedroom features an ensuite with shower, corner bath, toilet & vanity, walk in robe, ceiling fan & carpet while the remaining bedrooms have built in robes, carpet & ceiling fans. If entertaining family and friends appeals to you, then you will enjoy using the rear 9.2x9.5m alfresco deck for those family BBQ's. Externally the property is set back from the roadside, has plenty of room for your 4-legged family members, and features a seasonal creek, 2 dams, 2 paddock areas - Ideal for those wanting to have a horse or 2. The property also features a chicken coup - unfortunately the ladies are not staying however it gives you the opportunity to bring in your own chickens. A Greenhouse, vegetable garden & fruit trees will keep the green thumb of the family happy while the double garage with workbench, 3rd bathroom electric doors & back roller door will keep the man of the house happy. There is also an additional garden shed & wood shed. This rural acreage is peaceful and quiet with manicured grounds, if you're looking for a small acreage this is definitely one to view. Other Property Features Include- The home has Separate Lounge, dining & living areas - ideal for growing families- Slow Combustion Woodfire & Reverse Cycle air-conditioning- Separate Laundry with external access Town water & Septic, phone line to the house 24 panel 5.4kw solar installed- Located 40mins from Maitland, 20mins to Paterson, 17 mins to Dungog, just over 1hr to Newcastle & 2.5 hrs to Sydney\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.