

263 Peach Orchard Road, Fountaindale, NSW 2258

Prestige
BY ROYAL LEPAGE

Sold Acreage

Tuesday, 17 October 2023

263 Peach Orchard Road, Fountaindale, NSW 2258

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 10 m2

Type: Acreage



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\$2,850,000

Perfectly set in the heart of Fountainsdale, this exceptional acreage property promises the ultimate country escape – showcasing a charming homestead, sparkling in-ground swimming pool and full-sized tennis court, all framed by rolling green grounds spanning 25 picturesque acres. Accessed via electronic security gates, a private drive welcomes you in, leading to a charming country residence with a contemporary barn-style aesthetic and full suite of resort like amenities. The home itself is a pure work of art, framed by a wide wrap around balcony with panoramic acreage views, the great outdoors is seamlessly integrated and ever beckoning; a symphony of past and present, where every day begins and ends with a Dumela - a warm embrace of the extraordinary. Features include:- Expansive 10.2ha / 25.3 acres; pristine and peaceful with a harmonious blend of cleared, parklike grounds, well-kept paddocks and captivating natural bushland.- Secure electric gates with camera and remote access, leading to a tree-lined private driveway. - Dual level residence showcasing a barn-style aesthetic, combining contemporary luxury with warmly inviting, rustic modern charm.- Light filled interiors accentuated by a modern neutral colour palette, fresh white plantation shutters and original Tallowood timber floors. - Galley style kitchen, newly renovated and complete with gleaming Caesarstone countertops, an expanse of crisp white cabinetry, superior quality appliances and idyllic outlook across a covered outdoor patio to the sparkling in-ground swimming pool beyond.- Sequence of formal and informal living spaces on offer, culminating in a captivating main living zone with a high efficiency Jotul wood burning fireplace before swinging out via French doors to the wrap around verandah.- Grand master suite with en-suite, bay windows, and private deck access on the entry level.- Two spacious bedrooms occupying the upper level – opening out to a large rumpus on one side and sunny, shared deck on the other with elevated views out across the property.- Fully fenced paddocks spread across three tiered levels, with existing stables in place + riding track that connects to fire trails on The Ridgeway.- Resort style swimming pool framed by timber decking and landscaped gardens + full sized tennis court.- Running creek + spring fed dam, ideally equipped to service the paddocks + house.- Separate triple garage with automatic, electric doors - designed to cater to two large vehicles + house a tractor. Extras include: air-conditioning (both upstairs & downstairs), custom import (Gerard Roofing NZ) sandblasted metal roofing + garage, Starlink high speed internet, Foxtel satellite connections, Telstra Mobile Booster, back to base security alarm system with remote access, new hot water system + major electrical system upgrade completed, 18,000 litre underground, double filtration concrete water tank and a septic sewer system. Providing a relaxed country ambience, this exceptional Fountainsdale address offers a semi-rural escape while still being within easy reach of every lifestyle attraction and convenience. A short drive will take you to Ourimbah Station or the University of Newcastle (5 mins), the sparkling waters of Tuggerah Lakes, or a magnificent selection of beaches and bushwalks (15 mins). The shopping meccas of either Tuggerah Westfield (15 mins) or Erina Fair (25 mins) are close by, along with a range of quality local schools and shops. For those heading further afield, the wineries, restaurants and entertainment options of the Hunter Valley are within easy reach (40 mins) and Sydney is accessible via Wahroonga just 40 minutes away. Properties of this scope, calibre and position are few and far between... For further details or to secure your inspection call Adrienn Stenner today on 0414 729 453.