

**282 Glen Martin Road, Glen Martin, NSW 2321**

**Acreage For Sale**

Wednesday, 13 December 2023



282 Glen Martin Road, Glen Martin, NSW 2321

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Area: 2 m2**

**Type: Acreage**



Kristy Resevsky

## **\$1,300,000 to \$1,350,000**

Discover the essence of rural luxury living with this breathtaking acreage property, showcasing a magnificent family home nestled on 4.94 pristine acres boasting panoramic rural and mountain views. If you have a penchant for entertaining or dream of a self-sustaining lifestyle, this property is your haven. Whether it's hosting gatherings, nurturing a hobby farm, cultivating a sustainable vegetable garden, or simply revelling in the serenity of country living, this property offers an idyllic escape. Ideally situated just 5 minutes from the charming township of Clarence Town with the Williams River and Wallaroo National Park nearby, with seamless access to the Pacific Highway for travel to Port Stephens and Newcastle, and the conveniences of Maitland a mere 35 minutes away. Step into luxury within a brick residence crafted by Beechwood, featuring three light-filled living areas with large bay windows and the comfort of ducted reverse-cycle air-conditioning. An enclosed rear entertainment room, complete with a slow combustion wood-fired heater, sets the stage for cosy gatherings, with an attached double garage currently utilised as an additional rumpus room. The heart of this home, the tastefully renovated kitchen, is a chef's delight. White profiled cabinetry, polished natural timber countertops, and a breakfast bar create an inviting atmosphere. Modern appliances include a dishwasher, electric wall oven, grill, and cooktop. A walk-in pantry and a servery window to the dining room add practicality, while glass sliding doors lead to the rear entertainment room. Indulge in the renovated main bathroom designed with a 3-way layout. White vanity cabinetry, polished timber vanity tops, and twin modern oval basins with stylish flick mixers exude elegance. The chrome towel rails, large framed mirror, bath tub, and a spacious shower recess with a rain shower head complete this oasis with a separate toilet for privacy. All bedrooms boast timber floating floorboards, roller blinds, and sheer curtains. The king-sized master suite features a bay window, ample room for a seating area, walk-in wardrobe, and a renovated ensuite with white vanity cabinetry, polished timber vanity tops, twin modern oval basins, shower recess and toilet. The three guest bedrooms all offer built-in robes. The outdoor space is a true sanctuary with an expansive purpose built entertaining deck with multiple covered areas and walkways, with a 6-person spa overlooking a picturesque dam adorned with lilies. Oh the gatherings you could have here! Additional features include a large firepit area, small studio, two-bay open machinery shed, a four-bay machinery shed with a lockable workshop, a double carport with storage room, fenced horse paddocks with horse shelters, separately fenced front and rear yards to keep your pets secure, established gardens and an orchard. Enjoy the convenience of a 5kW solar system, security alarm, fixed wireless NBN internet, rainwater storage tanks holding approximately 57,000L, septic system, and Council rates of approximately \$612.00 per quarter. Zoned R5 Large Lot Residential. Enhance your living options with the DA approved 9m x 13 Colorbond Cottage, fully equipped for comfort and style with a large open plan living space, and very trendy kitchenette and bathroom. This structure features front and rear verandahs, it's own separate fire pit area, and is ready for water tank installation and solar system setup, offering the potential for off-grid, sustainable living. There is also DA approval for subdivision in place should you wish to separate the rear section of the property in the future. Seize the opportunity to embrace a lifestyle of unparalleled luxury and tranquillity at this remarkable acreage property - where panoramic views, luxurious amenities, and the serenity of country living converge to create an unparalleled living experience. Don't miss the chance to call this breathtaking property home. Proudly presented by Kristy Resevsky Property. Call Kristy on 0488 677 000 to book your inspection and make this dream property your reality. Copy this link to access the full list of inclusions: <http://bit.ly/InvisibleValue-282GlenMartin>\*Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.