

**295 Bell Road, Lower Belford, NSW 2335**



**Acreage For Sale**

Wednesday, 15 May 2024

295 Bell Road, Lower Belford, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

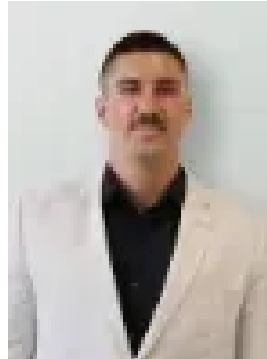
**Parkings: 11**

**Area: 41 m2**

**Type: Acreage**



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## Contact Agent

If you're looking for country living with some serious WOW-factor, here it is. Placed upon 41.23 hectares of fertile land with scenic views at all angles, the stage is set for a rural lifestyle of rare prestige while remaining close to every modern amenity. This breathtaking property in blue-chip Lower Belford has all the hallmarks of a dream home. This beautiful Macdonalds Jones home is ready to forge lifelong memories with its modern open plan layout complemented by separate media and family rooms. Four bedrooms and two bathrooms easily service a family's needs. A spacious outdoor entertaining area allows you to host a party with ease or relax at the end of your day in the swim-spa – strategically placed to soak up the panoramic view on offer. A double garage and double carport are attached to the home for daily convenience. Nothing short of breathtaking, you'll wake to views of open fields while being surrounded by a productive and picturesque landholding complete with a large dam, lush pastures, a substantial solar system ready to negate your power bills, and a sequence of large sheds for machinery and project work, one where you could easily house weekend guests.

- A remarkable property set upon 41.23 hectares of picture-postcard grounds
- Arrive in style via a long and tree-studded driveway, privacy is assured
- Modern family homestead overflowing with high-quality inclusions
- Three distinct living areas include open plan, a media room and family room
- Double-sized master bedroom features a walk-in wardrobe and ensuite
- Three additional bedrooms share a full and modern bathroom, all include a BIR
- Polished concrete flooring has given the home a contemporary edge throughout
- Ducted AC is backed up by a wood burning combustion fire for toasty winter nights
- Lots of infrastructure in place, including huge sheds, 3 phase power, a freestanding 54 panel solar system, water tanks, timed sprinkler system, cattle/sheep loading ramp, cattle yards, round yard and rural fencing.
- Located in Lower Belford, one of the Hunter Region's most prestigious areas
- On the doorstep of Wine Country and just over an hour from Newcastle CBD
- Excellent schools and shopping hubs can be reached within minutes