

# 32 Lindsay Road, North Rothbury, NSW 2335

## House For Sale

Monday, 3 June 2024

32 Lindsay Road, North Rothbury, NSW 2335

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 10 m2**

**Type: House**



Cathy Cattell  
0249342000



Sasha Roberts  
0249342000

## **\$1.2 million to \$1.3 million**

Space and privacy, what more could you ask for? Nestled within this expansive bush block of 25 acres, you'll find just that. Conveniently positioned near the renowned Hunter Valley wineries and merely a short 40-minute drive from bustling Newcastle, this property offers the best of both worlds. Despite its proximity to local amenities, its secluded position off the road ensures tranquility, free from the disturbances of traffic noise. Zoned RU2, it allows you to develop tourist accommodation or dual occupancy, so you can live in the current home while building your dream home to capture the stunning views. An original hardyplank home is fitted with a kitchen with a gas cooktop, split system air conditioning and a fireplace ideal for ensuring year-round comfort. This property is an excellent opportunity for those willing to dedicate time and energy to transform this house into a warm and inviting home! A large undercover deck creates the ideal space to savour your morning coffee and is perfectly positioned to capture the stunning rural mountain views. Enhancing the practicality of this property, it boasts not just one but two water tanks alongside two dams, ensuring an abundance of water storage throughout the year, which can be used for providing hydration to animals. Additionally, multiple sheds add to the property's utility, offering convenient storage solutions for vehicles, small boats, machinery, and other equipment. Fully fenced and secure, the land has the potential to be cleared further and used for livestock, motor bikes or whatever lifestyle you dream of. Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.