

**33 Rodney Road, Mount Vincent, NSW 2323**



**House For Sale**

Saturday, 11 May 2024

33 Rodney Road, Mount Vincent, NSW 2323

**Bedrooms: 4**

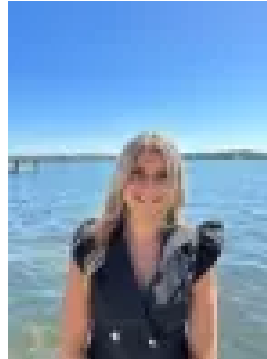
**Bathrooms: 2**

**Parkings: 7**

**Type: House**



Kristy McCabe  
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Sarah Dutch  
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**\$2,100,000**

Nestled in the foothills of the Watagan range in the picturesque Hunter Valley, this slice of heaven enjoys approximately five acres worth of private grounds with established gardens that will appeal to families, retirees and those looking for a weekend escape. This sprawling brick home is set approximately one hour and forty eight minutes from Sydney airport and twelve minutes from Sydney Freeway access. This location is a gateway to the delights of the Hunter Valley Wine Country, Lake Macquarie and within fifty minutes of Newcastle's stunning beaches. Up the private concrete driveway, you are greeted with the luxurious open plan family home with four extra large bedrooms and two renovated bathrooms. Boasting elegance, the charming home with 9 foot ceilings and stunning hybrid timber floors offers multiple formal and informal living areas, perfect for entertaining. Rug up near the combustion fireplace in the main living room on a chilly Winter's night, and enjoy the full height feature cedar windows, which absorb an abundance of natural light, and frame the panoramic backdrop of the valleys. The tastefully designed solid Tassie Oak kitchen features marble benchtops, a spacious walk-in pantry, and plenty of cupboard space. The master bedroom opens up to the dreamy porch overlooking the 6 megalitre marvellous dam. The stunning hybrid timber floorboards are carried throughout the master and lead into the elegantly designed ensuite with luxurious fixtures. The porch wraps around the entire home which allows you to take in the gorgeous surroundings, and appreciate the sunshine or shade with a morning cuppa or afternoon beverage. Relax in the 6m Vortex swim spa, where you can enjoy control heating, jets and aroma therapy for activity or leisure, whilst appreciating the serenity and admiring the stunning views. Enhanced with solar power for reduced environmental impact and running costs, this property is also supported by underground watering systems for the lawns and gardens which utilises the water from the 6 megalitre dam. Furthermore, the property boasts plentiful parking, accommodating up to seven vehicles, including space for motorhomes and recreational vehicles. Fully enclosed vegetable garden with established fruit trees, with nine raised veggie beds, attached with garden shed. Once you arrive, you will not want to leave, surrounded by beautiful rural scenery and mountains, this stunning home is a must to inspect.\* Five acres with forest surrounds and manicured grounds\* Open plan home with multiple living areas including feature floor to ceiling cedar windows \* Solid Tassie Oak kitchen with marble benchtops, double sink, dishwasher, electric cooktop and spacious walk-in pantry\* 4 double bedrooms with built-in mirrored robes, ceiling fans and ducted air conditioning\* Renovated main bathroom and ensuite, feature shower wall and double shower head and the ensuite has heated towel rails\* Stunning hybrid timber flooring throughout\* Combustion fireplace in main living at the centre of the home\* 9ft ceilings, full height feature cedar windows\* 7 car garaging in total - double garage with internal access, separate double garage plus three additional separate carports\* Ducted vacuum\* Veranda wrapping around the perimeter of the home\* 6m Vortex Aqua Lap Pro Plus swim spa with jets, heat pump, led lights and aroma therapy\* Chook pen, fully enclosed\* 8.2kW solar electricity\* Wireless NBN\* Ducted air conditioning (replaced in 2021)\* Garden and lawn watering system utilising dam water\* Enclosed veggie garden/orchard\* 2 x concrete 25,000L water tanks\* Zoned RU2 \* Approx. Rental potential \$850.00 to \$900.00 per week\* Floor plans available upon request\* Call now for a private inspection From all of us at Ray White Toronto - Warners Bay - Wangi Wangi - North Lake Macquarie, we wish you every success in the search for your next property. If you would like more detail on this or to chat about one of the many other properties we have available please call or email us today..DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document