

36 Marshdale Road, Dungog, NSW 2420



Acreage For Sale

Tuesday, 9 April 2024

36 Marshdale Road, Dungog, NSW 2420

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 16 m2

Type: Acreage



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Auction (Unless Sold Prior)

Blackwattle is known to be one of the hardiest and durable Australian natives, that also looks pretty picturesque amongst the landscape. Living up to its namesake, this architect designed home includes two bedrooms, two studies Plus a two-bedroom guest wing and been created to withstand the elements of life in the Australian countryside, while also looking magnificent. Capitalising on beautiful valley views with a mix of outdoor living and entertaining areas, and positioned on a private rise, just 5 minutes from beautiful Dungog, this property is a dream weekender or family retreat. Nestled on 40 acres the home and property improvements have been designed to compliment the rural surrounds. The home boasts the best of open plan living, with timber lined ceilings and large double glazed doors adding to the ambient connection to nature. Cleverly designed to make the most of the seasons, sunrises and sunsets, the home has ample living and dining areas, two studies and a kitchen built to entertain. A combustion fireplace with ducted heating keeps the home cosy throughout winter. Practically focused for family living there is also a mudroom and large bathroom and laundry space. The covered walkway joins the two-bedroom guest wing to the main residence. It also features combustion heating, separate bathroom and kitchenette, the garage and additional office space in the converted loft. The home's solar panels and battery storage and ample workspaces could make this your perfect work from home location. Sustainably focused, the house also has five water tanks. The established gardens provide shade over the home and also draw you outside, where the spectacularly positioned inground pool provides an enviable view across the valley and township. The lush lawns give way to two well set up paddocks featuring three secure dams, supported by a header tank. Meander through the sculpture paddock picking a spot to stop, breath and relax. Blackwattle Ridge is home to a range of wildlife and is situated in a koala corridor.

RESIDENCE* Architect designed home * Open plan living* Kitchen with gas cooktop, electric wall oven & dishwasher* Timber lined ceilings* Double glazed french doors opening to wide verandahs* 2 bedrooms, 1 with walk in robe, ensuite & doors opening to verandahs* 2 studies that could be converted to bedrooms if required* Mud room* Bathroom / combined laundry* Combustion fireplace with ducted heating throughout the home* Ceiling fans* Solar panels with battery* In ground pool

GUEST WING* Covered walkway joins the guest wing to the main residence* 2 bedrooms* Kitchenette* Bathroom* Combustion Fire* Air conditioning* Ceiling fans

GARAGE* 2 car lockup* Loft converted to office space* Power* Concrete floor* Carport

LAND* Approx 40 acres gently undulating country* Divided into two paddocks* 3 dams* Sculpture walk* Koala paddocks* Pump on dam to header tank* 5 domestic water tanks, one firefighting tank and one holding tank* Established gardens* Orchard

LOCATION* 5.8km Dungog* 76.7km Newcastle* 63.6km Newcastle Airport* 222km Sydney CBD* 84.5km Hunter Valley Vineyards

Enjoy the journey see link below. <https://blackwattleridge.com/Blackwattle> combines the best of country living with the convenience of town and modern appliances and style. Dungog is a valley on the grow, with a focus on sustainable and creative living, building on the district's strong agricultural heritage. Visit for a day and you will be certain you want to stay. Just over an hour to Newcastle and less than three hours to the centre of Sydney - here's the chance to settle into your own part of this special valley and really begin to blossom. Welcome to Dungog link below https://www.youtube.com/watch?v=_n5xB9i7_IM To arrange a private viewing please contact Dee Braithwaite 0458206063 or Andrew Wall 0423234723

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