

**400 Marsh Road, Bobs Farm, NSW 2316**



**House For Sale**

Friday, 3 May 2024

400 Marsh Road, Bobs Farm, NSW 2316

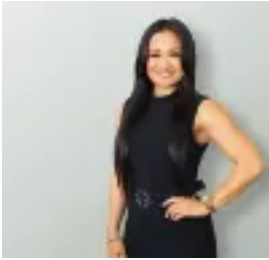
**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



Amy Downtong  
0240137073



Meredith Aroney  
0431875885

## Contact Agent

Gorgeously situated within beautiful Bobs Farm, this fantastic property creates a leafy, tranquil escape, bordered by Worimi National Park and within easy reach of some of the best beaches in the area. Perfect for a large or extended family, the property features two entirely separate homes set on a lush 4.6 acres. Crisp and contemporary within, the main residence features two separate living spaces, four bedrooms, two bathrooms and a great outdoor entertaining area. Perfectly sized, the guest house offers open-plan living, a full kitchen, two bedrooms and a bathroom. Adding further value to the property is a freestanding double garage with a workshop, and a boat shed with adjoining workshop and single garage.- Picturesque parcel framed by lush greenery bordered by Worimi National Park- Light-filled main residence is attractively presented, accentuated by crisp design and a muted palette- Living space made up of lounge-dining with combustion fireplace, and family room with kitchenette, home office and enclosed WC- Modern kitchen with electric cooking, pantry and breakfast bar- Opens out to sunny balcony at front and spacious outdoor entertaining area at back- Four robed bedrooms serviced by two bathrooms (inc. one that adjoins laundry)- Guest house features open-plan living-dining with full kitchen, two robed bedrooms, a bathroom with shower and separate WC, and laundry- Split-system air conditioning and ceiling fans in both residences- Flexi space created within workshop adjoining double freestanding garage- Freestanding boat shed with workshop and adjoining single garage- Within easy reach of the best of the Port Stephens peninsula- Follow Tilligerry Creek to access Lemon Tree Passage, Soldiers Point, Port Stephens and Nelson Bay by water, or join Nelson Bay Road to drive either towards Port Stephens or Newcastle