

409A Wollombi Road, Broke, NSW 2330

Acreage For Sale

Monday, 10 June 2024

409A Wollombi Road, Broke, NSW 2330

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 12 m2

Type: Acreage



Cathy Cattell
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Neg Range \$1.1mil - \$1.2mil

Discover the ultimate countryside escape from city life at this remarkable rural property! It is set on a picturesque 32 acres, with 5 acres on the opposite side of the road. The property has direct creek frontage to Wollombi Brook and a spearpoint/ bore underground and goes under the road, providing a good water supply. This country retreat offers priceless views of the mountain ranges right from your living room. Located on Wollombi Road, amidst fine country estates, renowned wineries like Margan wines, Nightingales, and charming restaurants and vineyards, this property is in a prime location. The property's RU4 zoning allows for home occupations, dual occupancy (STCA), tourist accommodation, restaurants, cafes, or businesses, providing a range of possibilities. Unwind on the inviting front verandah while enjoying a warm tea, or sit back and enjoy mesmerising views of the stunning mountain ranges with a glass of local red. There

Stepping inside this recently updated, charming home, you'll be immediately captivated by the open-plan living and dining area. This area is complimented by fresh paint throughout, ceiling fans, and split system air conditioning, ensuring comfort throughout the year. The well-appointed bedrooms are designed for comfort and relaxation. They feature ceiling fans and large windows that allow an abundance of natural light to fill the rooms, making each room a cozy retreat. With significant AirBnB potential, this home features a newly renovated modern kitchen equipped with an electric cooktop, oven, and ample cupboard space. This kitchen provides both style and functionality for cooking enthusiasts. Additionally, the property includes a newly updated bathroom, ensuring a fresh and contemporary feel throughout the home. A separate games room from the main home offers a versatile space that can be transformed into a teenage retreat, providing a private sanctuary for relaxation and entertainment. Alternatively, it can be converted into a creative studio, ideal for art, music, or other hobbies requiring a dedicated workspace. Moving to the exterior, the undulating terrain is graced by majestic mature gum trees, offering ample shade and a sense of privacy. A spacious carport is ideal for storing cars, a small boat, or a trailer, providing extra protection from the elements. This property represents the ideal countryside escape, providing numerous possibilities for its use. Whether you want to make it your permanent residence, a weekend retreat, or a holiday rental, the opportunities are boundless. This versatile haven invites you to create the lifestyle you've always dreamed of. Call Cathy and her team today for more information or to book an inspection! 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.