

490 Wollombi Road, Farley, NSW 2320

Sold House

Friday, 18 August 2023

490 Wollombi Road, Farley, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 10 m2

Type: House



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\$1,650,000

Property Highlights:- A charming 1980's home on a sprawling 25 acres with five paddocks, 2 dams, and perfectly set up for horses- Meticulously renovated by Avarad Building in 2012 with modern upgrades adding timeless charm- Durable and character filled reconstituted stone cladding construction- Spacious kitchen with quality appliances, 40mm stone benchtops, soft close cabinetry, breakfast bar plus an island bench- Four generous bedrooms, including a master suite with ensuite and walk through robe- Multiple outdoor living areas, including a wrap around verandah and fire pit- Soaring raked ceilings and floor to ceiling windows- Split system air conditioning and freestanding fireplace- Separate building currently set up as an expansive home office with its own split system air conditioner plus a carport

Outgoings: Council Rates: \$4,316.90 approx per annum Rental Return: \$750 approx. per week

Welcome to a remarkable real estate opportunity that combines spacious living with the serene beauty of nature. Nestled on a sprawling 25-acre property and set back from the road, this magnificent four-bedroom house awaits you. With a perfect blend of modern comforts and natural splendour, this reconstituted stone cladding home is a testament to quality craftsmanship and architectural excellence. This sensational home is located in the peaceful township of Farley, just minutes away from the growing centre of Rutherford. Enjoy the serenity of countryside living while being conveniently close to shopping centres, homemaker outlets, and quality schooling options. Within a short 15-minute drive, you'll also find yourself in the CBD of Maitland, whilst also having easy access to the vineyards of the Hunter Valley and the stunning beaches of Newcastle. With the Hunter Expressway just 5 minutes away, even a day trip to Sydney becomes possible. This rural retreat boasts an exceptional location where you can enjoy the best of all worlds.

Approaching this rural homestead along a large gravel driveway that meanders through a captivating landscape of native trees, you make your way to the sweeping verandah that wraps around the entirety of this house, guiding you towards the front door, offering a warm and elegant welcome. As you step through the front door, you are greeted by a tiled entry foyer, serving as a stylish gateway. To the right of the entryway, you'll discover the exquisite formal lounge room, with soaring raked ceilings that create a spacious and airy atmosphere, this room is a testament to both elegance and comfort. Bathed in natural light, the lounge boasts sliding glass doors that open onto an alfresco area, seamlessly blending indoor and outdoor living.

The bedroom wing of the home showcases three generous bedrooms, each thoughtfully designed to provide comfort and style. All bedrooms feature built-in wardrobes, ceiling fans, and large windows overlooking the front yard, allowing for plenty of natural light. Adjacent to the bedrooms, a family bathroom awaits, adorned with floor-to-ceiling tiles and boasting a 20mm stone vanity benchtop, a shower tub, and ample cupboard space. The separate toilet adds convenience and privacy.

Located off the formal lounge room towards the rear of the home, the master suite offers a private and tranquil retreat. It boasts a walk-through his and hers wardrobe, providing ample storage space and a seamless transition to the ensuite. The ensuite itself is a luxurious oasis, featuring floor-to-ceiling tiles, a 20mm stone benchtop vanity, and a spacious shower with a refreshing rain shower head. Sliding glass doors lead from the bedroom to the alfresco area, allowing for a seamless indoor-outdoor connection. Floor-to-ceiling windows offer breathtaking views of the surrounding bushland, creating a serene and picturesque ambience within the main bedroom suite.

At the centre of this family home lies the inviting and spacious open-plan kitchen, living, and dining room, designed to seamlessly connect with nature. The abundance of natural light pouring in through the floor-to-ceiling windows and doors creates an immersive experience. The room boasts a freestanding fireplace, set against a feature brick wall, adding a touch of warmth and character. Combined with the Hitachi split system air conditioning, large raked ceilings, and the beautiful floating timber floor, this space offers both comfort and aesthetic appeal. The kitchen itself is a culinary haven that combines functionality with exquisite design. Featuring 40mm stone benchtops, soft-close drawers, a breakfast bar and an additional island bench, providing ample space for food preparation and casual dining. The tiled splashback adds a modern touch, while the inclusion of top-of-the-line appliances ensures a pleasurable cooking experience.

Stepping outside of the home, you are greeted by the captivating beauty of its surroundings and the enticing allure of multiple outdoor living areas. The protected and sunny alfresco space provides a warm and inviting setting for relaxation, while the wrap-around verandah offers various seating areas to unwind and enjoy a glass of wine or a warm coffee. The expansive timber deck accessed from the open-plan living and dining area provides panoramic views and ample room for large social gatherings. Additionally, the concreted and landscaped fire pit area creates a cosy spot to enjoy the flickering glow of the fire.

The kids are not forgotten in this family home, with a fenced grassed backyard with a charming cubby house, and abundant trees and bushland to explore. This home offers additional features that enhance both convenience and sustainability. It

includes domestic water tanks and an enviro cycle septic system, promoting efficient water usage and environmentally-friendly waste management. With a school bus stop nearby, transportation for children is easily accessible. Furthermore, the convenience of council rubbish pickup and postal delivery ensures seamless day-to-day operations. As if all of this wasn't enough, adjacent to the house, a separate shed stands as a versatile space, currently converted into a large home office, but with the potential for various uses. Whether as guest accommodation or a teenage retreat, this spacious area offers endless possibilities. It features its own carport or undercover entertaining area, providing convenience and shelter for both vehicles and outdoor gatherings. With the added comfort of air conditioning, this flexible space ensures a comfortable and conducive environment for work, relaxation, or hosting guests. The sprawling 25 acres feature five paddocks, each adorned with sturdy post and rail fencing, providing ample space for livestock or equestrian pursuits. Two dams further enhance the landscape, offering a serene and picturesque touch. Beautiful tree coverage adds a sense of tranquillity and privacy, creating a peaceful sanctuary teeming with native birds. Additionally, the property boasts a separate garage and a large shed complete with horse stables, catering to those with equine interests. This is the rural lifestyle that you have been dreaming of, so don't let it slip through your fingers. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - Enjoy the serenity on your own 25 acre rural escape- 8 mins to Rutherford with schools, shopping, sporting fields, bowling clubs, pubs, and restaurants- 15 mins to the bustling CBD of Maitland- Less than 10 minutes to St Joseph's College & St Patrick's Primary School Lochinvar- 50 mins to the vibrant Newcastle CBD & beautiful beaches- 15 mins to the exquisite Hunter Valley Vineyards- 2 hours to Sydney- 1 hour to the pristine shores of Port Stephens***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.