

**50 Church Street, East Branxton, NSW 2335**

**THE AGENCY**

**House For Sale**

Friday, 3 May 2024

50 Church Street, East Branxton, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



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## Price Guide \$1,250,000 - \$1,350,000

Currently enjoyed as boutique Guest Accommodation, Esta Cottage could be your permanent piece of paradise. Set on 1,012sqm, the circa 1910 four-bedroom stunner has been fully refurbished and boasts premium inclusions inside and out. The Federation cottage features classic charm with all the modern luxuries for comfort, lifestyle and entertaining. Featuring wrap-around decks, alfresco living spaces, established lawns and gardens, a resort style heated mineral pool, fire pit and pergola set in the level north-facing backyard. Inside, find 3.2m high ceilings throughout the home, spacious open plan living, hardwood timber floors, original leadlight windows, two fireplaces and bedrooms opening to the decks via french doors. In close proximity to Hunter Valley Wine Country, you'll love your new peaceful surrounds. All the everyday conveniences are also nearby, such as Branxton/Huntlee shops a 5-minute drive away or 20 minutes to Rutherford Marketplace. Buyers also have the option of separately purchasing the home's designer-selected furniture and decor. Walk in and enjoy this stylish and luxurious home immediately with all the work already having been done for you. - This four-bed, 2.5 bath, Federation-style stunner has been beautifully refurbished- Step into home via a front porch and be awed by the entrance hallway with dado rails- 3.2m high ceilings throughout, hardwood timber floors and original leadlight windows- Continue past four bedrooms to the extensive open-plan array, including stunning kitchen, and elegant light-filled living space with soaring ceilings and large combustion fireplace- Sliding glass doors open to two separate covered alfresco decks with built-in seating perfect for entertaining- Home chefs won't forget the enviable deluxe kitchen overlooking the living-dining entirety- You'll love the porcelain Belfast sink, walk-in pantry and island bench/breakfast bar- 20mm stone benches, shaker-style soft-close drawers, 900mm oven, ceramic cooktop- There is also an open wine rack, dishwasher and separate preparation sink- When not relaxing inside, step to the hardwood wrap around decks and out to the fully-fenced yard with lush established gardens- The backyard features luxurious 8 x 4m in-ground heated mineral pool, with quality travertine paving surrounds, fitted with 'Shelta' 3.8m canopy umbrella- Enjoy the hot/cold outdoor shower, garden fire pit and expansive 9 x 4m pool-side pergola- Low-maintenance, mediterranean-style garden with wealth of fruit trees and herbs- Back inside, the master suite boasts plush carpet, leadlight window, walk-in robe and well appointed ensuite- Three of the four bedrooms connect to decks via original french doors- The stunning family bathroom features a large shower with rain shower head, a stylish Carrara marble double vanity and freestanding bathtub- Bedrooms 2 and 3 both offer built-in robes- All bedrooms include ceiling fans and full-height dual block out/sheer curtains- The large 4th bedroom includes ornamental fireplace with tundra marble hearth- Attic storage, a separate 2.5 x 4.7m garden shed and triple off-street parking, 5-zone ducted air conditioning throughout the home- 9.46kw solar system with Fronius inverter, Robo-Tek pool equipment and Daisy UV pool blanket included- Located just minutes from Branxton/Huntlee shops, Hunter Valley Wine Country, Rutherford Marketplace, Maitland and Hunter Expressway for easy access to Newcastle, Sydney and Singleton