

**521 Wollombi Road, Farley, NSW 2320**



**Sold House**

Friday, 6 October 2023

521 Wollombi Road, Farley, NSW 2320

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 4 m2**

**Type: House**



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**\$1,690,000**

Escape from the city lifestyle to your own sustainable farm just 14mins from Maitland's vibrant riverside cafes & shopping precinct. Built from permaculture principals for the last decade all the groundwork has been done for you to live that country lifestyle you've been wanting. The 2003 built brick home features all the modern comforts with a slow combustion woodfire for those cooler winter's nights & reverse cycle air-conditioning. Featuring 4 bedrooms, the master has a WIR & renovated ensuite, all bedrooms have BIR's & there is an additional office for those who like to work from home. The bathroom is tidy with a separate bath, shower & separate toilet. The home has an open plan layout for the kitchen, dining & living, a second lounge room & all living areas open out onto the back deck where entertaining with family is a must. The kitchen features laminate benchtops, bottled gas cooktop, electric oven, double sink, dishwasher & corner pantry. Entertain on the deck with a built in pizza oven while the family enjoys swimming in the inground salt chlorinated swimming pool or taking in the sunsets in the outdoor spa. This property is ideal for generational living/extended family with a council approved, 2 bed granny flat or make an income & rent it out as it is completely separate to the main house. Designed for self sufficiency that includes a food forest & mandala garden where fertility has been improved & is now home to native bush tucker, exotic fruit & nut trees, limes, mandarin & orange trees combined with herbs planted in the deck garden for easy access from the kitchen. Planting of native trees along the top & lower boundary lines creates the ideal wildlife corridor. Enjoy having your own chickens/ducks, with plenty of room while the paddocks are left for the horses, goats, or sheep. Why not turn a paddock into a motorbike track for the kids! The 7 paddocks/holding areas are fenced, have water & rotationally grazed. There is a double carport to store the horse float/tractor & a large dam which is situated to flow with a natural water way. Features Include - NBN to house & granny flat separately, small solar system installed, roadside mail, mains power, Septic & tank water- House & granny flat on same electrical meter, Gutterguard, single shed for storage- 15 mins to Maitland's local shops, Schools & Hunter Valley wineries, 10 mins to The New England Highway, 50 mins to Newcastle & just over 2hrs to Sydney.