

533 Wollombi Road, St Albans, NSW 2775

STONE

Sold House

Thursday, 17 August 2023

533 Wollombi Road, St Albans, NSW 2775

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 25 m2

Type: House



Rhys Coles

\$1,220,000

First time offered to the market in over 30 years and boasting some of the most impressive land in the St Albans village, The Willows provides a delightful retreat from the hustle and bustle of city life. Make the escape on weekends to just relax and unwind or maybe now is the perfect time to seek solace in rural living and make a permanent tree change to fresh air & wide open spaces. The picturesque 63 acre land holding blends river, lake and creek with bushland and lush paddocks, with the eastern paddock on the property known to have the most fertile land in the valley providing a great opportunity for farming. There is an unlimited water supply from Mogo Creek that flows through the property from the St Albans Common Lake. This is the highlight, the northern boundary of the property meets with the lake giving you your own private & direct access, this is the only property in the area that has this right! You can kayak, canoe, fish or just take a moment on the waters edge and enjoy the serenity & tranquility of the surrounding setting. Nature lovers will relish in the abundance of native plants, animal and bird life and enjoy bushwalks without even needing to leave the property. Camp under the stars in your own private lakeside paddock. For those seeking more modern comforts Wisteria Cottage is a very charming space, well equipped with three bedrooms, for a weekend getaway or to reside in whilst you undertake a new build on what is believed to be a historic part of the property (they say the original Sullivan's Inn existed here). This building site is the perfect spot to construct your new home (STCA) with a north facing position above flood levels and currently features a large water tank, a powered camping site as well as a discreet shipping container, currently utilised for storage but could easily be converted as tiny home accommodation (STCA). A second dwelling exists on the northwest corner of the property offering privacy and seclusion and a stunning outlook of beautiful north facing vistas over the property and Wollombi lake. Currently finished to lock up stage with the opportunity to add your finishing touches. This too has short term holiday accommodation potential. Now is the time to make that lifestyle change you have been seeking. This really is a slice of paradise with endless possibilities, the only way to appreciate the offering is to come see it for yourself. - 63 stunning acres, approximately 13 arable.- Direct & private access to the Macdonald River, Mogo Creek & The Common Lake.- Wisteria Cottage is a proven performer for short stay accommodation with bookings currently through to 2024 and transferrable to the new owner.- Multiple entertaining areas including two external firepits.- Unlimited water supply from Mogo Creek, multiple water tanks servicing the 2 dwellings and camping site as well as extensive garden irrigation.- Established veggie patch, fully irrigated.- Total serenity, spectacular views & an exceptional rural lifestyle offering.- St Albans Village is located just 5 minutes away and perfectly positioned between Sydney (90 minutes) and the Hunter Valley (60 minutes). Book your private inspection today, contact Rhys Coles 0406 704 040 for further details.