

538 Summerhill Road, Vacy, NSW 2421



Sold Lifestyle

Tuesday, 19 March 2024

538 Summerhill Road, Vacy, NSW 2421

Bedrooms: 6

Bathrooms: 2

Parkings: 7

Area: 58 m2

Type: Lifestyle



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\$3,500,000

It takes a family to make a home and this magnificent country homestead has been perfectly renovated with all the modern conveniences to make the very most of your perfect rural lifestyle. From the wide verandahs for entertaining, to the established gardens - Glen Vista Homestead on the outskirts of the emerging village of Vacy has it all. It's the farmhouse dream from the generous shaker style open kitchen with large ceramic sinks and high-end appliances overlooking the beautiful pool yard and horse paddocks, to the winding roses up the front verandah posts. This home could easily grace the cover of Country Style, as it oozes relaxed rural charm from every angle. With polished floors, high ceilings and large windows capturing different rural vistas of the Approx 142 acre property from every room, you will very easily feel at ease when you step into Glen Vista. Nestled off the quiet road, you can soak into your surroundings and admire the many valley views, or meander down to your private frontage of the pristine and secure Paterson River. The Paterson Valley is highly regarded for its fertile soils and native pastures, and strong average rainfall - making this a secure investment for your family or the perfect weekend getaway. The property is well set up with a large machinery shed, separate smaller guest accommodation and well-designed fencing and livestock infrastructure to support your chosen herd. The 4-bedroom home easily accommodates a growing family with carpeted bedrooms, traditional country style bathrooms and several open living and entertaining spaces - as well as the private master retreat. Glen Vista has also been used for holiday letting, as the area around Vacy is popular for annual community events or weddings and farmstays. Glen Vista has been designed with family living in mind, it's practical and picturesque all with a sense of luxury living that makes it feel like home the second you walk up the rose lined front path. Take your boots off on the timber verandah, throw open the front door and you are home - valley views and verandah idling await.

LAND AND INFRASTRUCTURE* Lot 4//Dp 169158* Approx 58.24 HA/ 143.91 Acres comprising of alluvial river flats to gently undulating grazing country.* Divided into paddocks and well fenced.* Machinery shed with power* Machinery shed and 3 stables and breeze way concrete floor* Steel yards, * Dairy converted to accommodation **WATER*** Approx 1.2 km Paterson River frontage with swimming holes and rapids* 7 Dams * 2 spring fed gullies * Underground water tank at house plus tanks on sheds **HOMESTEAD*** 6-bedroom weatherboard homestead. * Master suite north facing with lovely natural light, walk in robe, ensuite, split system air conditioning, ceiling fans, French doors leading to deck.* 3 bedrooms with built in robes and ceiling fans* Bunk room* Office or 4 th bedroom* Main bathroom, free standing bath* Wrap around verandahs* Fully fenced house yard* Spacious kitchen with island bench, large windows natural light, falcon oven and stove, dishwasher.* Butler's pantry/storage* Dining room* Large lounge with combustion fireplace, built-in bookshelves, French doors leading to covered verandah and pool entertaining area* Combustion fireplace* Garage* Laundry* Solar panels and hot water* Satellite NBN Foxtel* Inground saltwater pool **LOCATION*** 33km* Maitland * 65km* Hunter Valley Vineyards* 65.6km* Newcastle * 203km* Sydney Vacy is possibly the Hunter's best kept secret. A village by definition and feel. One pub, one shop, a school and a motel. But it's got a lot more than that. It's a place where you are welcome, your kids are safe and you will be swept up in the community and all the fun local events. All without having to travel hours from convenience or work. Large landholdings here are rare. Let alone one that boasts an expansive frontage to the secure Paterson River to provide farming security, plus it has a large family residence and established farm infrastructure already in place. Inspections by appointment For more information or to arrange a private viewing please contact Dee Braithwaite 0458 206 063 or Andrew Wall 0423 234 723 **Disclaimer:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.