

570 Warraba Road, The Branch, NSW 2425



Other For Sale

Thursday, 7 March 2024

570 Warraba Road, The Branch, NSW 2425

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Other



Ricky Briggs

0400312136

AUCTION IF NOT SOLD PRIOR

Welcome to your sprawling rural retreat, where every detail has been carefully curated to offer the ultimate in comfort and style. Situated on a generous 40.5-hectare (100 acre) farm in a tranquil regional location, this property embodies the essence of peaceful countryside living. Boasting a high set, top commanding position, offering breathtaking views of your own farm land and the picturesque landscapes of neighboring properties, this is a farm that offers privacy, openness and relaxation all in one. As you step inside, you're greeted by soaring ceilings creating a larger and brighter sense of space throughout the home. Abundant natural light floods the interior, illuminating the expansive living areas and accentuating the neutral colour scheme that creates a serene ambiance. The heart of the home is a stunning living space that seamlessly combines the kitchen, dining, and lounge areas, providing the perfect setting for both intimate gatherings and grand entertaining. The modern kitchen is a chef's delight, equipped with state-of-the-art appliances and ample counter space for culinary creations. Retreat to the large bedrooms, each offering ample space and comfort for rest and relaxation or unwind in the luxurious main bathroom, complete with a sumptuous bath and a feature wall shower, where you can indulge in spa-like tranquility after a long day's work. On cooler evenings, cozy up by the fireplace in the living room, enjoying the crackling warmth and ambiance it provides. This property is designed for comfort and sustainability, with solar hot water ensuring energy efficiency and environmental responsibility. Outside, the land is dotted with four dams, providing ample water supply for agricultural endeavors and livestock. The Features: - 40.5h | 100 acre farm - 5 bedroom home (one being used as a study) | 2 bathrooms - Large Master bed with WIR and Ensuite - Ceiling fans to bedrooms - Expansive verandah space almost surrounding home - Fire place - Solar hot water - 4 dams - Double lock up garage to house - 2 x machinery sheds - Animal shelters - 3 phase power - Cattle yards with loading ramp - High set top commanding position overlooking your own farmland as well as neighbouring properties - Approx 95% arability - Zoned RU2 - Rural Landscape - Access to Boat Ramp & River through private road Escape the hustle and bustle of city life and embrace the serenity of rural living in this exquisite farm retreat. With its combination of modern luxury, natural beauty, and expansive land, this property offers a lifestyle of unparalleled tranquility and opportunity. The Location: The Branch is a suburb located between Stroud and Karuah with an easy 20 minutes drive in either location. Karuah hosts an entry point approximately 20 minutes to the M1 Motorway. The nearby suburb of Booral hosts your township shops and local school. Welcome home to your own private oasis in the countryside.