

# 6 Kirkwood Place, Branxton, NSW 2335

## House For Sale

Wednesday, 8 November 2023

6 Kirkwood Place, Branxton, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 7365 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- A stunning 2019 owner built home, on a dream 1.82 acres, surrounded by established gardens with hundreds of trees, shrubs and sweeping lawns.- A bedroom wing with spacious bedrooms boasting built-ins and a huge walk-in to the main, with a luxurious bathroom and ensuite with separate walk-in showers + stunning modern tiles.- Huge formal lounge room and light filled open plan living and dining.- Gourmet kitchen with an extra wide island bench, pendant lighting, a subway tile splashback, a Sirius rangehood with external vent, 40mm laminate benchtops, an electric cooktop and a 1.5 built-in oven, plus a dishwasher + soft close shaker style cabinetry.- Keyless front entry, LED downlights, plush carpet and floating floorboards, curtains + block-out blinds.- 20kw ducted air conditioning with 11 ducts, reverse cycle air conditioning in the master bedroom + energy efficient and sound deadening insulation in external and internal walls.- Covered alfresco area with adjoining undercover, near new Vortex swim spa + external heat pump.- Classic farm style PVC front fence with a 50 year warranty. - Raised vegetable beds, 12 orchard trees, privacy screen trees, drip irrigation, 2x 15,000L water tanks with a pressure pump + an Envirocycle septic system.- Double attached garage with internal access and electric roller doors.- Additional separate shed with its own dedicated gate and driveway, huge awnings, high doors, 3-phase power + a huge 13.2kw solar system.

Outgoings: Council rate: \$2,540 approx. per annum  
Rental Return: \$850 approx. per week

Let us introduce you to your dream small acreage property in beautiful Branxton, boasting 1.82 acres of lush, picturesque land to call your own. This stunning 2019 owner-built home is a testament to luxury and quality, offering a spacious 388 square meters under roof. Nestled in an outstanding location, it provides breathtaking views of the surrounding farmland and the majestic mountain range beyond. The property is ideally situated, providing quick and convenient access to the world-renowned Hunter Valley Vineyards, just a short 20-minute drive away. Additionally, with the Hunter Valley Expressway easily accessible, you'll find yourself effortlessly connected to the vibrant city of Newcastle and its pristine coastline. Located on a peaceful road, surrounded by other substantial, quality homes, this gorgeous property packs the wow factor! A classic white farm-style PVC fence, backed by a 50-year warranty, encloses the property, while the expansive driveway is lined with established shrubs. The front lawn and gardens lead to the wide front verandah—perfect for savouring a cup of tea or a glass of local wine while taking in the captivating mountain views under endless blue skies. Stepping inside this inviting home, you'll immediately notice the thoughtful features that will enhance your daily living. The keyless entry to the front door provides modern convenience, while ceiling fans, LED downlights, and matching chic light fixtures in the entry, kitchen, and front verandah create an elegant ambience. Curtains, blinds, gleaming floorboards, and plush carpeting add a touch of luxury and data cables extending to almost all rooms ensure your connectivity and comfort are a top priority. Situated at the front of the house, you'll discover the spacious formal lounge room. This inviting space features convenient pull-down total block-out blinds, allowing you to control the light to your preference. Large windows flood the room with natural light, offering captivating views of the majestic mountains in the distance. To your right, you'll find the bedroom wing with three generously sized family bedrooms. Each room offers captivating views, plush carpeting, ceiling fans, and convenient built-in robes. The family bathroom is equally impressive, featuring stylish floor tiles, a contemporary freestanding bath, a walk-in shower with a subway tiled wall, continuous gas hot water, a heat lamp, an additional exhaust fan over the shower, and a chic modern vanity. Also located in the bedroom wing, the generous master suite is a true highlight. This retreat boasts quality plush carpet, an enormous walk-in robe, a ceiling fan, and a 3kW reverse cycle air conditioner for your comfort. The luxurious ensuite shares the same quality features as the main bathroom. With four large windows adorned with sheer curtains and total block-out blinds plus external roller shutters on the western side offer added convenience. At the heart of the home, you'll find the open-plan kitchen, living, and dining area. Modern down lighting and three chic pendant lights over the breakfast bar create an inviting atmosphere. With plenty of windows, this space is bathed with natural light and fresh country breezes, making it a perfect setting for relaxed living. Glass sliding doors lead to the alfresco, seamlessly blending indoor and outdoor spaces. The kitchen is a culinary haven with an extra-wide island bench and breakfast bar, soft-close shaker cabinets, 40mm benchtops, and a subway tile splashback. Equipped with a Sirius range hood and external vent, a 900mm Westinghouse electric cooktop, a 1.5 wall-mounted Westinghouse oven, and a dishwasher make it a chef's delight. Abundant counter space ensures convenience and adjacent to the kitchen, a large laundry and mudroom with external access adds to the home's functionality. This home offers enhanced comfort and energy efficiency with a 20kw ducted air conditioning system with an amazing 11 ducts! The external walls feature R1.3 thermal insulation blankets and R2.5 thermal insulation batts, while internal walls, including the kitchen appliance wall, have R2.5 thermal and

sound-deadening bats. The ceiling is insulated with R1.3 wool insulation blankets and R4 insulation batts, and the front verandah and alfresco are insulated with R4 for year-round comfort. Connected to the living room, the covered alfresco area is a versatile outdoor space, with a half wall for privacy and downlights for ambience. Adjacent to the alfresco, a 2-year-old Vortex swim spa is housed under its dedicated pergola, complete with an 8kw external heat pump, offering both relaxation and fitness right in your backyard. The backyard acreage is a true haven, providing a sprawling expanse of green grass where kids and pets can play to their heart's content. It also features a raised vegetable garden and a bountiful orchard graced with 12 fruit trees, including cherry, peach, plum, nectarine, apricot, mandarin, orange, apple, lemon, and mango—providing a diverse harvest throughout the seasons. The landscape is thoughtfully adorned with over 700 hedged privacy screen trees, complemented by agapanthuses, along with a rich variety of other trees and shrubs. Drip irrigation has been installed for all the hedges, ensuring the lush greenery thrives. Additionally, the property boasts well-maintained concrete and stone paths and garden edging for a polished look. Practical features include an Envirocycle septic system, town water supply, and two 15,000L water tanks with a pressure pump to meet all your water needs. Parking and storage are a breeze on this property, with 3-phase power available throughout. You'll have the convenience of an attached double garage with internal access and electric roller doors, ensuring easy entry to the home. Furthermore, there's an additional separate shed with its own farm-gated entry and driveway, measuring 10.5 x 9 meters and featuring an awning on the eastern side, along with a spacious awning across the front. The total roofed area spans 14 x 15 meters and stands at a comfortable height of 3.6 meters, providing ample space to store all your large equipment and vehicles. The shed is equipped with energy-efficient LED lights, 3-phase power, and boasts an impressive 13.2kW solar system on its roof, adding both practicality and eco-friendliness to this exceptional property. Interest in this exceptional property is expected to be widespread, with purchasers clamouring to enjoy this level of luxury country living. We encourage our interested buyers to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live; - A short 20 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class events, right at your doorstep! - Less than an hour's drive to Newcastle's city lights and pristine beaches. - Only 10 minutes to the township of Huntlee which boasts a supermarket, tavern, schools and shops. - 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need. - Less than 10 minutes to the Hunter Valley expressway, connecting you to Newcastle, Lake Macquarie and the M1 Motorway with ease.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.