

# 607 Duckenfield Road, Millers Forest, NSW 2324

## Sold House

Friday, 29 September 2023

607 Duckenfield Road, Millers Forest, NSW 2324

Bedrooms: 6

Bathrooms: 6

Parkings: 10

Area: 9 m2

Type: House



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**\$3,750,000**

Property Highlights:- Luxuriously appointed residence with formal lounge and dining, open plan living/dining, rumpus + a dedicated home theatre.- Gourmet kitchen with Miele appliances, 40mm Caesarstone benchtops, soft close cabinetry, a butler's pantry + more! - Six king-sized bedrooms, five with individual ensuites and built-in wardrobes.- Incredible enclosed indoor/outdoor entertaining zone with a built-in kitchen / BBQ, ceiling fans, and downlighting, enjoying sweeping farmland views.- Quality inclusions throughout including plantation shutters, large format Travertine tiles, spotted gum hardwood timber flooring, premium carpets and freshly painted throughout.- Ducted air conditioning with zones to each area, wood & gas fireplace, Nuvo surround sound, security system with cameras in the driveway, ducted vacuuming throughout the entire home.- Magnificent granny flat accommodation, boasting soaring 3.2m ceilings, dedicated ducted a/c, security alarm, and a kitchenette with 40mm benches.- Attached 4 car garage + a 3 bay garage, large enough to house 6 cars, complete with power, amenities, and a wash bay, perfect for the big kid's toys! - 22.29 rolling acres, with spectacular views, quality fencing, an approx. 15,000L water tank, a dam + town water access. Outgoings: Council rates: \$6,216 approx. per annum Water rates: \$1,475.14 approx. per annum Rental Return: \$1,650 approx. per week Offering a grand country retreat that is only a short drive to the city, coastline and wineries, this incredible property is bound to impress the most discerning of buyers. Set on 20 acres of fertile, rolling paddocks in the idyllic Millers Forest, this piece of rural paradise is ready for its new owners to settle in and make their mark. As you approach the striking entry gate, complimented by classically styled post and rail fencing, the grandeur of this vast home is unveiled. The sweeping driveway, flanked by rolling green lawns, manicured hedges and shrubbery, leads you to the grand entry portico where you are greeted by a stunning water feature and striking double glass doors that open to reveal the luxury within. The entry hall sets the scene for the home beyond, showcasing soaring 3 metre ceilings, triple set cornices, down lighting, large format travertine floor tiles, and a freshly painted palette of modern neutral shades. The plantation shutters and solid spotted gum hardwood timber flooring add to the opulence. Boasting an amazing five separate living areas, this home provides more than enough room for every member of the family to relax and make their own. The formal lounge and dining room promise a welcoming atmosphere, with double ceiling fans for the summer months, as well as plush carpeting and a stunning gas fireplace for cozy winter nights. Floor to ceiling windows and doors provide ample natural light and lead onto the entertaining deck that beckons from outside. Adjacent to this space, the huge open plan living area will no doubt be the heart of this amazing home. Comfort is again guaranteed, with a second wood fireplace built into the living room, ceiling fans throughout and more light flooding through the enormous windows and doors, facing north, which frame the space. The dining area is large enough to host all of your friends and family, which will be a pleasure when you lay eyes on the gourmet kitchen that lies in the centre of this family friendly room. The fussiest of cooks is sure to be wowed by the gleaming, brand new Bosch oven, five burner Miele gas cooktop and rangehood, and Aniston dishwasher. The Miele microwave is built in, as is the refrigerator plumbing, and the entire space features 40mm Caesarstone benchtops. The extra long island bench and breakfast bar provides an opportunity to chat with the family over breakfast, and includes an impressive amount of storage as well. Not that you are short of that, with an abundance of soft-close cabinetry throughout this truly impressive kitchen. The convenience and luxury don't stop there, with a generous butler's pantry and oversized laundry/wet room, with outside access, all included. Accessed via glass stacker doors in the open plan living area is the indoor/outdoor entertaining zone that is going to have your friends and family pleading for a dinner party invitation. The luxurious fittings that are found throughout the home are continued in this space, including the travertine tiles, Caesarstone benches, downlighting and ceiling fans. There is a built-in outdoor kitchen and BBQ which will be in constant use over summer, with a tiled splash back, huge range hood and sink included. It will be hard to tear your eyes away from the sweeping 180 degree rural views, but with the outdoor television set up, the football or cricket might just pull you back in. To the delight of your family and guests, all of these impressive living areas are set around the fantastic saltwater inground Compass pool that is going to have the whole family enjoying the summer sunshine. The pool is solar heated, to extend the swimming season, and comes complete with self cleaning, built-in speakers and lights, a waterfall feature, and glass fencing so that you can appreciate the abundant rural views. There is plenty of room to lay back on a sun lounge around the paved deck, so that you can relax whilst keeping an eye on the kids. It almost beggars belief, but back inside, there are still more rooms in which you can chill out and relax. A fully fitted theatre room provides carpeted, tiered levels for theatre seating, a projector screen, built-in surround sound and booster speakers. Netflix and chill will never be the same again! There is also a rumpus room, currently used for the ever-popular

snooker table, which boasts built-in speakers in the ceiling, a wall mounted TV unit, hardwood timber floors and all of the quality fittings that you find throughout the home. Located nearby is a spacious office, perfect for those who are working from home, but with plush carpeting, built-in robes and an adjacent powder room, it could just as easily be used as an additional 6th bedroom or guest accommodation, should your needs require. With that much fun to be had in this home, eventually, you will need to retire to the peace of the bedroom wing. In keeping with the opulence of this incredible home, the remaining five bedrooms found throughout are oversized and well appointed. Each features plantation shutters, built-in robes, ceiling fans, plush carpet and individual, oversized ensuites which each include 20mm Caesarstone benches, travertine tiles, soft close cabinetry and water temperature controls. The master suite does not disappoint and provides a level of luxury that is fitting of the home itself. There is a small retreat area for curling up with a good book, a separate dressing area with built-in robes, and a luxury ensuite with double vanity, a walk-in shower with rain head, a freestanding bath and a separate WC. Comfort abounds, with a ceiling fan, split system air conditioning, plantation shutters and a view of the pool and rural landscape beyond. For those who have multiple generations living at home, or just want to spoil their guests, there is a separate granny flat, attached to the home but boasting its own grand entrance foyer and access through the bedroom wing. This space seems way too grand to be called a granny flat, with its soaring 3 metre ceilings, plush carpet, downlights, and plantation shutters which reveal the gorgeous countryside beyond. There is a separate lounge room, a spacious kitchenette with a 40mm benchtop and a luxury bathroom with all of the quality fittings. This space even has its own ducted air conditioning system. No expense has been spared in fitting out this incredible home, so you will also find features such as; a Nuvo surround sound system which can connect to Sonos to play music throughout the home, a ladder into the ceiling where the roofing has been set up to allow you to walk around in there easily, ducted air conditioning, with each area of the home operating as its own zone, a security system with cameras in the driveway, gas hot water, ducted vacuuming throughout the whole house and tinted doors to keep you cool throughout the warmer months. If you can drag yourself out of the magnificent home, you will find that the outside is also packed with quality features. The 22 acres of fertile land includes a paddock with a horse trough and a dam, meaning that those dreams of a pony, or hobby farm are definitely within reach. The house yard includes town water, downlights on the outside eaves, a septic transpiration system, a ~15000L water tank that tops up the pool, an irrigation system for the gardens and a sprinkler system in the front lawn. Attached to the house, with internal access, is a huge 4 car garage, which will provide secure storage for all of the big toys. Additionally, sitting separately from the house is a very well appointed 3-bay garage, large enough to house 6 vehicles, with a wash bay, perfect for the boat, the van and the bikes. This powered shed also has a toilet and a shower, and subject to Council approval, could potentially be used as another source of guest accommodation. There truly is something for everyone in this amazing home. If rural luxury living is what you are looking for, then look no further! This home is going to attract a lot of attention, so we encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live; - Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep. - Within 12 minutes of the newly opened Maitland Hospital. - An easy 20 minute drive to Maitland CBD or the charming village of Morpeth, offering boutique shopping and cafes. - 45 minutes to the city lights and sights of Newcastle. - 40 minutes to the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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