

**687 Hermitage Road, Pokolbin, NSW 2320**



**Lifestyle For Sale**

Thursday, 30 May 2024

687 Hermitage Road, Pokolbin, NSW 2320

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 7 m2**

**Type: Lifestyle**



Cain Beckett  
0249914000

## EXPRESSIONS OF INTEREST

Set on one of Hunter Valley Wine Country's most sought-after tourist trails, this 19.5 acre parcel is next to Piggs Peak and Yellow Billy Restaurant and opposite Ironbark Hill Brewery, Wedding Centre and Winery. The site offers: \* A substantial sandstone residence which is currently let to a commercial tenant for approximately \$120k per annum; \* A second self-contained two bedroom cottage which is let for \$400 per week; \* Development approval for two, one bedroom tourist accommodation cottages and one, two bedroom tourist accommodation cottage; \* Zoning which supports dual occupancy, further tourist accommodation or cellar door (subject to Council approval); and \* Packaged liquor licence included in sale. The residence with an adjoining cellar door is constructed from sandstone and blends a wide range of new and recycled materials. A central commercial-style kitchen with a mix of stainless steel and stone bench tops, stainless splash backs and appliances opens to an open plan lounge and dining area, open wood fire and tall vaulted ceilings. Three generous bedrooms, the main with ensuite, walk-in robe and private loft provide plenty of room for the family and a library / sitting room can be used as a work-from-home space or additional bedroom. With generous covered and outdoor entertainment, the home is also perfectly suited for its current commercial lease. A separate self-contained two bedroom cottage with its own large entertainment deck is built in contemporary country style. With architectural features including large bridge timbers, open plan living, air conditioning and two bathrooms, it is currently tenanted to a permanent tenant. Inspection by private appointment.