

**734 Ellsmore Road, Exeter, NSW 2579**

**Sold House**

Friday, 26 January 2024

734 Ellsmore Road, Exeter, NSW 2579

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 2 m2**

**Type: House**



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## Contact agent

Extremely private and set amid magnificent flourishing gardens, as you make your way along the ornamental pear lined driveway, you'll know you've arrived somewhere special. Spanning 5.9 acres, this property is an absolute joy and offers more than you could imagine. Picture your own vineyard, two paddocks, productive vegetable gardens and fruit trees and a chicken coop – and that's before you even reach the house! - Sun-soaked veranda embraces the home and boasts elevated picturesque views- Lovely open plan living area easily incorporates lounge, dining and kitchen zones- Modern kitchen with granite benchtops, gas and electric cooktop, walk-in pantry- Three bedrooms (two opening to the veranda), good-sized bathroom, and ensuite- Zoned ducted heating/cooling, plus reclaimed hardwood timber floors throughout- Plumbed double garage with internal entry, bathroom and commercial freezer/fridge - Enormous under house area includes a slow combustion fireplace and vast storage- Wood fire pizza oven features under the grapevine covered outdoor entertaining area- Thriving garden surrounds with Camellia hedges, roses, magnolias, crab apples, lawns- Guest accommodation, bathroom, laundry facilities - Single carport, plus drive in-drive out driveway with motorised gates at each entranceInfrastructure:- 250 pinot gris grape vines, irrigated from the 26,000L rainwater tank- Town water, a large dam, Envirocycle septic, solar hot water and booster- Flourishing vegetable garden, selection of fruit trees including olives- Three phase power to the property including the house; bottled gas - Two fenced paddocks with two sheds in total, plus a large chicken coop- American style barn shed and machinery shed, separate wood storage Located just moments to Exeter Village with its General Store, café, and gorgeous primary school, not to mention being surrounded by sprawling open spaces and picturesque landscapes.For more information, please contact Ben Olofsen on 0419 019 423 or Stephanie Blatch on 0499 111 645.Disclaimer: While we make every effort to ensure that the information we provide is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.