

772 Milbrodale Road, Broke, NSW 2330

Acreage For Sale

Tuesday, 14 November 2023

772 Milbrodale Road, Broke, NSW 2330

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 3 m2

Type: Acreage



Cathy Cattell
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Neg range \$1,450,000-\$1,550,000

Discover the ultimate countryside escape from city life at this remarkable rural property! Set on a picturesque 9.83 acres, this country retreat offers priceless views of the mountain ranges right from your living room. Located on Milbrodale Road, amidst fine country estates, renowned wineries like Margan wines, Nightingales, and charming restaurants and vineyards, this property is a haven of tranquillity. Zoned RU4 with Singleton Council, this amazing opportunity is currently earning a profitable income from being used as an Airbnb with the potential to expand as there is the potential for dual occupancy, tourist and visitor accommodation, vineyards, cellar doors, and even a cafe or restaurant (STCA). Furthermore, if you want to own a few horses or run livestock, the land is ideal for grazing and already provides two fully fenced paddocks, a chicken pen and a dam. Stepping inside this recently renovated, charming home, you'll be immediately captivated by the stylish floating floors, complimented by downlights, ceiling fans, and ducted air conditioning, ensuring comfort throughout the year. The open-plan living and dining space seamlessly integrates with the kitchen, featuring a charming wood-burning fireplace, custom-built shelving, and an abundance of sunlight streaming through the expansive floor-to-ceiling windows. The flexible layout boasts five bedrooms, all featuring sizeable built-in robes, plush carpet, and full-length windows, while the master suite has its own private access to the front terrace. Multiple spacious living areas provide plenty of room for hosting family game nights, movie marathons, or gatherings with friends, ensuring everyone has a comfortable space to relax and enjoy each other's company. While an up-to-date kitchen is equipped with stainless steel appliances and ample storage, along with a window offering direct views of the backyard. Moving to the outside of this home, you will be amazed by the expansive undercover alfresco area, perfect for hosting gatherings rain or shine as it provides a seamless transition from indoor to outdoor living, allowing you to enjoy the fresh air and scenic views in comfort and style. An extensive three-bay shed, perfect for storing vehicles and equipment or creating a workshop space and a sprawling backyard that offers ample room for various outdoor activities and landscaping possibilities, providing a private oasis for relaxation and entertainment. Additional features include established fruit trees and PID water allocation. Don't hesitate to seize this chance to possess your very own piece of country elegance, complete with breathtaking mountain vistas; all enjoyed right from the coziness of your living area. Call Cathy and her team for more information today! Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.