

**89 Edden Street, Bellbird, NSW 2325**



**Lifestyle For Sale**

Saturday, 13 April 2024

89 Edden Street, Bellbird, NSW 2325

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 10**

**Area: 1 m2**

**Type: Lifestyle**



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## EXPRESSIONS OF INTEREST

Discover Tabitha Hill Estate, a picturesque property spanning over 4 acres of lush greenery and tranquility. This meticulously crafted Homestead and Cottage offer a rare opportunity to indulge in the finest of acreage living while being just moments away from the vibrant town of Cessnock and the renowned vineyards of the Hunter Valley. Whether you're seeking a serene retreat for your family or a lucrative investment opportunity, Tabitha Hill Estate beckons with its timeless charm, modern amenities, and endless possibilities. Explore this haven where every detail speaks of comfort, elegance, and the promise of a life well-lived.

**TABITHA HILL HOMESTEAD-** Step inside Tabitha Hill Homestead to discover vast open spaces and multiple living and dining areas, perfect for entertaining guests or enjoying quiet family moments- With four generously sized bedrooms, including an opulent master suite complete with a walk-in robe and ensuite. Each additional bedroom offers built-in storage, ensuring convenience and organisation- Discover the homestead's charming details, with elegant, polished timber floorboards throughout, and a charming kitchen that serves as the heart of the home- Enjoy year-round comfort with fully integrated air conditioning, featuring three separate zones to regulate temperature across all living and bedroom areas, ensuring you'll always be comfortable in this well-appointed home- Find inspiration in the dedicated study area, ideal for remote work or quiet study sessions. With ample natural light and a serene outlook, this space fosters productivity and creativity- Moreover, the Homestead has been freshly painted throughout, and the carpets have been replaced, enhancing its allure and ensuring a pristine living environment- Take full advantage of the expansive wrap-around deck adorned with beautiful balustrades, providing the perfect setting for outdoor gatherings or quiet contemplation- Indulge in relaxation with the revitalising spa, offering a retreat amidst the natural beauty of the surroundings- Tabitha Hill Homestead offers more than just a residence, it provides a lifestyle of unparalleled serenity and comfort

**TABITHA HILL COTTAGE-** Tabitha Hill Cottage offers a secluded retreat separate from the main Homestead, providing multiple possibilities for the large family or astute investor- When you step inside the charming Cottage you will immediately discover time-less features including high ceilings and original timber-lined walls, enhancing the character of the home- The Cottage boasts two bedrooms, including a main bedroom with French doors opening to a wrap-around verandah, perfect for enjoying the serene surroundings- Immerse yourself in the Cottage's modern amenities, including a brand new exquisite kitchen with gas cooking and ample bench and storage space- A fresh, modern bathroom is well located with a separate toilet adding to the convenience of the home- This recently renovated property has been freshly painted throughout with brand new floor coverings, seamlessly blending contemporary comforts with timeless elegance

**THE PROPERTY-** Embrace the vast land spanning 4.22 acres, offering endless possibilities for outdoor enjoyment and expansion- Previously run as a highly successful Airbnb, this property boasts a proven track record of providing guests with unforgettable experiences, making it an ideal investment opportunity, you could even live in one and lease one out- Experience the convenience of an abundance of parking and storage options, including a double carport adjacent to the Homestead, a double garage neighbouring the Cottage and a sprawling 14m X 8m garage boasting a mezzanine with an attached 14m X 4m garaport, ensuring space for all your vehicles and storage needs- The fully fenced property comes with separate paddocks, offering a private and secure haven for you, your loved ones, and your beloved furry friends - Nestled on a corner site, the property offers multiple access driveways, facilitating easy entry and exit from each dwelling, and adding a touch of convenience to your lifestyle- A property of this caliber, so close to town, is a rare gem indeed!

**THE LOCATION-** Nestled in the heart of the picturesque Hunter Valley, this property offers a unique blend of tranquility and accessibility!- For your daily needs, Cessnock is less than a 10-minute drive away. This short travel time ensures quick and convenient access to shopping, dining, and everything you need- Indulge in the renowned wine country experience with the Hunter Valley Vineyards being on your doorstep. Immerse yourself in the rich wine culture, picturesque landscapes, and world-class wineries that define the Hunter Valley region- The coastal charm of Newcastle, can be reached within 45 minutes. Whether you're looking to relax on the beach, explore cultural attractions, or enjoy waterfront dining, Newcastle is easily accessible- In just a two-hour drive, you can easily journey to the dynamic and lively city of Sydney or make a swift return to the tranquility of your countryside haven- Simply, well positioned within comfortable travel times from both urban amenities and natural attractions, offering the perfect balance for a well-rounded lifestyle. Enjoy the convenience of proximity without sacrificing the tranquility of your countryside retreat

**Disclaimer:**All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the

inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.