

**95 Alma Road, Branxton, NSW 2335**



**Sold Lifestyle**

Friday, 19 January 2024

95 Alma Road, Branxton, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 21 m2**

**Type: Lifestyle**



Shelly Jurd  
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## Contact agent

Combining the best of all worlds, this picturesque rural property is conveniently nestled on the edge of town. Less than 5 minutes drive to the Branxton interchange of the Hunter Expressway giving easy access to Newcastle, the Central Coast and Sydney, it is within walking distance of the local shops, Bowling Club and pub (approx 1.7km) and just 5 minutes drive to Huntlee shopping complex. Access to Maitland, Cessnock and Singleton is just 20 minutes by car. Less than 20 minutes drive from the heart of Pokolbin and Lovedale's wine/tourist regions where you can enjoy fine wining, dining, golf and concert venues, the kids can also jump on their bikes and safely ride to visit their friends in town. This 54 acre beauty allows you to fulfill your rural desires without the isolation that can come with a rural property. A grand country homestead is strategically positioned in an elevated location, a vantage point from which to enjoy the views and watch over the kids, cattle and/or horses as they frolic on the land. Spacious and well appointed, the country stunner features : \* 4 large bedrooms - main with walk in robe, oversized ensuite and access to the deck; \* Spacious open planned, light filled lounge, dining, kitchen that spills onto the large, covered verandah, perfect for relaxing and entertaining; \* Vaulted ceilings and combustion fire in the living; and \* 5- inch spotted gum flooring and ducted air conditioning throughout. Beautifully constructed, with a steel frame, high ceilings, wide cornices and skirtings, the home is well designed for indoor and outdoor living. A carport, machinery shed with bathroom, a Barn shed for a workshop plus a dairy shed and cattle yards complement the rural lifestyle, whilst a creek, 3 dams, and lagoon provide water for stock. Zoned RU1 which allows extensive agriculture and home occupations without council approval, it also allows with approval dual occupancy, bed and breakfast accommodation, farm stay accommodation, home based childcare, home businesses to name a few.