

**1149 Old Maitland Rd, Sawyers Gully, NSW, 2326**



**Acreage Semi-rural For Sale**

Monday, 21 October 2024

1149 Old Maitland Rd, Sawyers Gully, NSW, 2326

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: Acreage Semi-rural**



Jai Padberg

## 'Enah Hollow' ~ 40 tranquil acres on the edge of Lovedale's wine region

Peacefully set on the fringe of Lovedale's wine region, just 5km from the Hunter Expressway, 'Enah Hollow' is a serene 40-acre property offering the perfect blend of convenience and tranquillity. Thoughtfully designed and recently updated, it now boasts a modern kitchen and a sparkling new swimming pool, enhancing the luxurious lifestyle it already provides.

Behind rural fencing and secure automatic gates, you'll discover a private oasis surrounded by mature native trees. The landscape, largely cleared yet dotted with shade trees, invites you to enjoy breakfast with the kangaroos and an array of birdlife, while providing the ideal environment for your horses or dogs.

Inside, the expansive homestead is perfect for a growing family offering five bedrooms, three bathrooms and lounge, dining, rumpus and family rooms providing everyone with space to stretch out while offering views of the lush greenery outside from almost every room. Modern comforts include ducted air conditioning, additional split systems, solar panels, and a backup generator for added peace of mind. Whether you're hosting family gatherings in one of the outdoor entertaining spaces or unwinding poolside, the lifestyle here is truly unmatched.

With fenced areas designed for pets or children to play safely, and a large machinery shed ready to store all your gear, the property combines practicality with indulgence. A wood-fired Mediterranean oven adds a rustic touch, perfect for pizza nights, while the newly added pool serves as the centrepiece for summertime relaxation.

Centrally located between Cessnock and Kurri Kurri, 30 minutes to Newcastle, 15 minutes to the Hunter Valley Vineyards and less than 2 hours from Sydney, this is a top spot to live permanently or to spend your valuable weekends.

- Classic brick homestead with wrap-around verandah
- Ducted and split system a/c, cosy winter fire, ceiling fans
- Contemporary new kitchen, electric cooktop and oven, dishwasher, renovated laundry
- Main bedroom with huge walk-in robe and ensuite
- 2 x 22,500-litre water tanks, two dams, feeding taps and irrigation throughout
- Weston Public School – 6.5km, Kurri Kurri High – 7.8km, St Philip's – 14.3km

\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.