

104 Brooks Road, Bywong, NSW 2621



House For Sale

Thursday, 26 October 2023

104 Brooks Road, Bywong, NSW 2621

Bedrooms: 8

Bathrooms: 5

Parkings: 4

Area: 13 m2

Type: House



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Auction 26/11/2023

Whether you're looking for a peaceful rural retreat close to Canberra or would like to combine that with income earning opportunities on your property, look no further - You've found it! Situated on undulating picturesque countryside with two permanent creeks, the current owners have put in all the hard work to create this amazing dual-occupancy rural lifestyle haven incorporating both fully renovated private main homestead and 2nd four bedroom home - currently a very successful Bed & Breakfast, plus Cellar Door ultimate indoor and outdoor entertainment building for your own enjoyment or business opportunity. The privately positioned main homestead sits high overlooking Brooks Creek and countryside. From the very impressive courtyard entrance you step through the formal entry where you'll be wowed by the high quality tasteful aspects of this fully renovated home. The custom designed kitchen with ample cupboards and wide bench space is a chef's delight. Through the architectural archway is the generous sized light and bright living room with full length windows on one side looking out to the spectacular courtyard and on the other side of the room to the creek and rolling hills. The master bedroom is segregated at the south wing, whilst bedrooms two and three are north of the living area adjacent to the stunning modern bathroom. Both bedrooms one and two have modern ensuites. Upstairs you'll find the current library/rumpus room that could be a fourth bedroom with high views and private balcony. Over to the second four bedroom home, "The Pine Tree Cottage". Currently a very successful Bed & Breakfast (see on-line), you have the option to continue this business or alternatively utilise the home for extended family, guests or as a rental property. The fully renovated cottage offers a large living room, segregated master bedroom with ensuite, three additional bedrooms, retro style kitchen and opens to a covered outdoor entertaining area. All of this with great country views and plenty of spaces to sit and take it all in. Now to the Cellar Door building which was once part of 'Brooks Creek Winery'. Yet another fantastic renovation presenting this building and outdoor area as the ultimate entertainer with full bar including tap beer equipment, cool room, his & hers toilets, storeroom and bright open entertaining space. Enjoy it for what it is with your friends and family or take it to the next level.... perhaps again for local cool climate region wine or spirit and craft beer tasting? Current zoning provides the opportunity to apply for a 2 lot subdivision (Subject To Council Approval - STCA). The layout of the land lends itself perfectly for subdivision. Located approx 20 mins to Dickson, 1.5 hrs to the coast and 2.5 hrs from Sydney Airport. This property is truly special & a must to inspect. Features include:-

MAIN HOMESTEAD* Beautifully renovated Mediterranean style brick home* Overlooking permanent creek & rolling hills* 300m² (approx.) living* Custom designed kitchen with ample cupboards & bench space* Quality Italian 1200ml cooker, soft close drawers and cupboards* Open plan living room* Walk in robes to Bedroom 1 and 2* Exquisite modern ensuite to master bedroom* Upstairs rumpus or Bed 4 with balcony & views* Modern bathroom with double vanity & feature tiling* Expansive windows to living room* Quality window treatments* Combustion fireplace* Ducted reverse cycle heating and cooling* In slab heating* Electric & solar hot water* LED lighting, high ceilings* Spectacular courtyard* Landscaped gardens & parkland* Undercover parking

PINE TREE COTTAGE* Beautifully renovated 4 bed double brick house* Currently very successful Bed & Breakfast (booked out 6 months in advance)* 227m² (approx.) living* Retro style kitchen, quality appliances* Open plan living room* Robes to all bedrooms* Ensuite to master bedroom* Large bathroom/laundry* Covered outdoor entertaining* Combustion fireplace* Ducted reverse cycle heating and cooling* Electric & solar hot water* Ample parking* (furnishings both houses negotiable with property purchase)

CELLAR DOOR* Formerly Brooks Creek Cellar Door* Ultimate Entertainment room & surrounds* Full bar set up with on-tap beer equipment* 2 toilet rooms + store room* Coolroom (2m x 3m)* Turbo 10 combustion fireplace* Business opportunity* Furnishings included

PROPERTY & INFRASTRUCTURE* Sealed road frontage* Parkland setting with ample grazing* 13.21ha (32.6 acres approx)* Zoning C-4 subdivision opportunity (STCA)* Permanent Brooks Creek & Gum Flat Creek* Riparian rights* 2 X lake size dams* Excellent bore, potable water to numerous garden taps* New Envirocycle septic systems* Multiple drinking water tanks (100k ltr approx)* 15k ltr (approx) fire fighting water tanks* 9mtr X 6.5mtr enclosed machinery shed* Established orchard- stone fruit, apples, olives* New electrical, plumbing & electric hot water systems* Rates \$2,021pa (approx)