

**122 Wollombi Rd, St Albans, NSW 2775**

VELLA **IVERSON**

**House For Sale**

Wednesday, 19 June 2024

122 Wollombi Rd, St Albans, NSW 2775

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



Trent Iverson  
0409738388

**\$895,000**

"Settlers View" is just one of a handful of small acreage farmlets within a short stroll to St Albans Village. Set on a manageable 3.5 acres (approx.) sits a meticulously maintained cedar clad homestead. Offered for sale for the first time in 30 years, this much loved property could be yours. The home exudes character and warmth with a sense of country comfort. Raked timber ceilings with exposed beams, Lead light windows, shiplap feature walls, press tin and freshly polished timber floors. Elegant French doors open onto the deep full length verandah taking in the views across the paddocks and beyond to the ranges. Featuring 3 good sized bedrooms all with built-in wardrobes and the master offering a new stylish ensuite. The main bathroom is complete with freestanding claw foot bath. The upgraded entertainers kitchen features quality appliances and opens onto the open plan lounge/dining room with verandahs to the front and rear. The property has been curated for lifestyle with permanent living in mind. The home is kept toasty warm through the cooler months with a premium wood burning heater and cool in summer with reverse cycle air conditioning throughout. There is significant water storage capacity and the home is serviced by mains power. The established gardens are just beautiful. Low maintenance and a mix of natives and exotics offering year round colour. The fenced paddocks are lush and fertile featuring an established orchard and would be ideal for a couple horses, alpaca or small scale hobby farm. The location of this property can not be overstated. Literally just a few hundred metres from the historic St Albans Pub, Pickled Wombat cafe and the community hall. You have all the privacy and space of a small acreage, yet not remote or isolated.

- 3.5 Manageable Acres (approx.)
- Fenced Fertile Paddocks with Orchard
- Meticulously Maintained Character Filled Home
- 3 Good Sized Bedrooms
- New Ensuite to Master
- Spacious Main Bathroom with Freestanding Claw Foot Bathtub
- Sun Drenched Full Length Verandah
- Spectacular Views
- Upgraded Kitchen with Quality Appliances
- Raked Timber Ceilings
- Shiplap Feature Wall
- Freshly Polished Timber Floors
- Premium Wood Burning Heater and Reverse Cycle Air Conditioning
- Fenced Yard around the Home
- Comfortable Country Retreat or Fantastic Airbnb Opportunity
- Walk to St Albans Village

The property is located on the northern side of St Albans Village and just 1 hour 45 minutes to Sydney and 90 minutes to the Central Coast or Hunter Valley. The Historic township of Wisemans Ferry is only 20 minutes away via sealed road. Do not miss this opportunity to secure a quality home on manageable acres so close to Sydney. Call Trent Iverson on 0409 738 388 to arrange an inspection. Disclaimer: All information about this property has been provided from sources we believe to be reliable. Vella Iverson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property. All photographs, maps, boundary markings, measurements and images are representative only for marketing purposes. Property Code: 317