

# 22 Ralstons Road, Nelsons Plains, NSW 2324

## House For Sale

Sunday, 23 June 2024

22 Ralstons Road, Nelsons Plains, NSW 2324

Bedrooms: 7

Bathrooms: 4

Parkings: 10

Area: 7 m2

Type: House



Michael Kirwan  
0240043200



Natasha Brough  
0478689918

## Expressions of Interest Closing 8th Aug at 5PM

Property Overview / Highlights- A stunning architecturally designed custom built home by Hunter Coast Homes, set on 18.63 acres, set amongst incredible gardens, with luxurious features throughout.- Spacious, light filled living spaces, including a formal lounge, open plan living and dining room and an entertainment room with bar, each with its own fireplace, the bar including an underground wine cellar.- A luxurious kitchen with a beautiful 20mm black granite benchtop, soft close cabinetry and a contemporary glass splashback, open glass display cabinets, a 900mm Electrolux oven, a 5 burner gas cooktop, canopy rangehood and dishwasher, along with a large walk-in pantry with a 20mm Caesarstone benchtop and subway tile splashback.- A master bedroom suite with quality carpet, plantation shutters and a ceiling fan, split system air conditioning, glass sliding doors leading to outside, dual walk-in robes, and an additional built-in robe plus contemporary ensuite with dual above counter basins, soft close cabinetry and a corner tub with jets. - Four family bedrooms, two tiled and two carpeted, all with ceiling fans, two with built-in robes and two with walk-in robes.- The main bathroom features floor to ceiling tiles, large shower, a built-in bath and separate WC.- Four split system air conditioning units spread throughout the house.- Large format tiles and LED downlights, freshly painted living areas, sensor lights in hallways and robes, quality carpet and plantation shutters.- Large paved alfresco area framed by stunning landscaped gardens.- Indoor/outdoor multipurpose room with a saltwater inground solar heated pool with a waterfall feature, home gym area, a spa, built-in sauna and contemporary bathroom.- A second two bedroom home, with open plan living and dining, combustion fireplace, kitchen, bathroom, undercover porch, double garage and additional workshop.- Two huge commercial size sheds and a large open shed for vehicle or farm equipment storage.- Stunning gardens, including established hedges and trees, a large gazebo, a covered arbour and walkway, two large ponds with aerators, fruit trees, a large 5meg dam that supplies irrigation to gardens, and an 1800 sqm shade house.- Solar hot water, bottled gas for the stove and fire place, and a 100kw diesel generator ensuring you will never be cut off from power.- Adding to the property's water security is the luxury of town water and a 45000 L water tank.Outgoings: Rental Return: \$1,850 approx per week.Welcome to this grand 2008 architecturally designed custom build by Hunter Coast Homes, nestled on sprawling acreage in a tranquil rural setting. This luxurious property is perfect for entertainers and nature enthusiasts alike, offering dual occupancy with a second house at the front, surrounded by an abundance of wildlife.This property is ideally located for those seeking a peaceful retreat while still being close to essential services with Raymond Terrace being only a short 7-minute drive. Enjoy the serenity of the countryside with easy access to the holiday haven of Port Stephens, the charming ambiance of the Hunter Valley Vineyards, and the vibrant city life of Newcastle. This location offers endless possibilities. The front of this divine property features a long circular driveway, beautifully landscaped gardens, established trees, and a sprawling green lawn. The home's grand exterior, with a tiled roof and brick façade with Granosite finish, is crowned by an entry porte-cochere, making you feel like royalty as you arrive.Step through double front doors into a wide entryway that opens into a stunning open-plan living and dining space. Large format tiles, LED downlights, sensor lights in hallways and robes, quality carpet, and plantation shutters in all of the front rooms set the tone for the elegance and comfort that you will find within.The heart of the home is an expansive open-plan living area, centred around a hexagonal alfresco space with floor-to-ceiling windows, bringing the stunning rural surroundings inside. On one side of this space, the living and dining area features two ceiling fans, a freestanding combustion fireplace, and floor-to-ceiling windows on two sides, creating a bright and spacious atmosphere.The kitchen is a chef's dream, equipped with a 900mm Electrolux electric oven, a dishwasher, a 5-burner gas cooktop, and a canopy range hood. The 20mm granite benchtop and contemporary glass splashback add a touch of luxury. A large walk-in pantry with a 20mm Caesarstone benchtop, subway tile splashback, and ample cupboard and bench space ensures functionality. Soft close cabinetry and an open glass display cabinet complete this stylish kitchen.The other half of the open plan living area is a dedicated bar and entertainment space. It features a built-in fireplace, two ceiling fans, and floor to ceiling windows on two sides. The full-size bar boasts 20mm granite benchtops, a sink, built-in cabinetry, including glass cabinets overhead, and an underground wine cellar. This area has direct access to the indoor-outdoor relaxation zone, making it perfect for hosting family and friends.Completing the living spaces is the formal lounge, located at the front of the home, overlooking the stunning front garden. This generously sized room features quality carpet, a ceiling fan, a split system air conditioner, a built-in gas log fireplace, and a 20mm Caesarstone benchtop with updated shaker style cabinetry. Wired in Bose speakers enhance the entertainment experience.There are two bedroom wings in this beautifully designed house, one of which includes the master and two family bedrooms. The master bedroom suite is exceptionally spacious with quality carpet, a ceiling fan with light, split system air conditioning, plantation shutters, and a glass sliding door opening to the

outside. It includes dual walk-in robes plus an additional built-in robe. The ensuite boasts floor to ceiling tiles, a floating twin vanity with a 20mm stone benchtop and soft close cabinetry, a large shower with dual shower heads, and a corner bathtub with jets. Two family bedrooms are also found in this space, both of which are tiled, featuring plantation shutters, ceiling fans, and built-in robes. The second bedroom wing features two spacious family bedrooms, both of having ceiling fans, split system air conditioners, plantation shutters and walk-in robes. The contemporary family bathroom features floor to ceiling tiles, plantation shutters, a large walk-in shower, built-in bath, and a separate WC. The large paved entertaining area is partially undercover and is framed by stunning landscaped gardens. Accessible from multiple living areas through glass sliding doors, this space also leads to the indoor pool and gymnasium with floor to ceiling louvre windows on three sides creating the perfect place to unwind and reenergise. This space includes a saltwater inground pool with a stacked stone waterfall feature and solar heating, two ceiling fans, a spa, built-in sauna, and a bathroom with skylights, floor to ceiling tiles, a separate WC, and a shower with rain showerhead and handheld nozzle. This is truly a stunning addition to this already incredible home. This incredible property features stunning landscaped gardens, rolling green grass, established trees, and a charming gazebo. The property also includes a 5meg dam that has paddle wheel aerator supplying irrigation to gardens, two large ponds with koi fish, an 1800 sqm shade house, and various fruit trees. As if all of this wasn't enough, this property is equipped with a powder room, four Daikin split system air conditioning units, solar hot water, bottled gas for the stove and log fireplace, mountains of storage throughout, a 100kw diesel generator, fixed wireless NBN connection, and adding to the property's water security is the luxury of town water connection via the Chichester pipeline, and a 45000 L water tank under the gazebo. The second house, located at the front of the property, is perfect for guest accommodation, additional rental income, or multi-generational living. It features an undercover porch, an open plan living and dining area, tiled floors, a ceiling fan with a light, roller blinds, and a combustion fireplace. The kitchen has a 40mm laminate benchtop, soft-close cabinetry, tiled splashback, undermount sink, and a Baumatic 4-burner electric cooktop. The two bedrooms are carpeted, with ceiling fans and roller blinds. The bathroom includes a shower and laundry. Close by is an additional building with a roller door providing potential for a large workshop. The property includes a covered shed for vehicle or farm equipment and storage, along with two huge commercial size sheds and two smaller sheds located near the shade house, providing ample space for all your storage needs. Experience the ultimate in rural luxury living with this grand property, offering unparalleled space, comfort, and style. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live;- A stunning family home with a myriad of luxurious additions, sprawling gardens and rural serenity.- A short 15 minute drive to the charming township of Morpeth, with its gourmet cafes and boutique shopping.- Located just 7 minutes from Raymond Terrace, offering a range of retail, services and dining options for all your everyday needs.- Within 25 minutes of Newcastle Airport.- 45 minutes to the city lights and sights of Newcastle.- 25 minutes to the shops and services at Maitland's CBD.- 45 minutes to the pristine shores of Port Stephens.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.