

**647 Hermitage Road, Pokolbin, NSW 2320**

**Cunninghams**

**House For Sale**

Thursday, 11 July 2024

647 Hermitage Road, Pokolbin, NSW 2320

**Bedrooms: 13**

**Bathrooms: 12**

**Parkings: 20**

**Type: House**



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## Expression of Interest

FIND. Welcome to Nu Leaf Retreat, a picturesque oasis nestled in the heart of Hunter Valley Wine Country. Spanning 14 acres of serene, park-like grounds, this exceptional property offers a ten-suite guesthouse, indoor pool, day spa, boutique vineyard, and a sprawling country homestead. Whether you're seeking a tranquil escape or a lucrative investment, Nu Leaf Retreat provides the perfect blend of luxury and charm.

LOVE. Step into a world of elegance and relaxation at Nu Leaf Retreat. This unique lifestyle property boasts a plethora of features designed to delight and pamper.

Guesthouse Highlights:- Ten Spacious Suites: Eight suites with full bathrooms, 3 with baths, lounges, and private decks overlooking the vineyard. Two additional suites with ensuites and mini bars.- Shared Lounge: High ceilings and cathedral windows create an inviting communal space.- Fully Furnished and Air-Conditioned: Enjoy comfort and convenience with reverse-cycle air conditioners.

Day Spa Complex:- Commercial Kitchen and Dining Room: Perfect for hosting guests.- Gym and Conference Rooms: Ideal for wellness retreats and corporate events.- Indoor Therapy Pool and Spa: Ultimate relaxation with treatment rooms and bathrooms.

Outdoor Features:- In-Ground Pool: Resort-style decking with Shiraz grape vineyard views.- Boutique Shiraz grape Vineyard: Potential for winemaking or selling fruit to local wineries.

Manager's Residence:- Modern Living Space: Large central living area, new shaker-style kitchen with Euro appliances, stone tops, and a main bedroom with walk-in robe and brand new marble ensuite.- Additional Bedrooms and Amenities: Two more bedrooms with built-in robes, a second marble bathroom, laundry, and double garage with internal access.- Outdoor Pavilion: Overlooks the entire property, perfect for entertaining.

Additional Amenities:- Machinery Shed: Includes a home office or teenagers' retreat and extra storage or garaging space.- Equestrian Facilities: Fenced space for a pony and an earth dam with irrigation license.

LIVE. Immerse yourself in the luxurious lifestyle that Nu Leaf Retreat offers. Picture yourself strolling down the olive-lined driveway, past beautifully manicured hedges, to your private guesthouse. Enjoy the serenity of your suite's private deck, savouring the vineyard views with a glass of local wine. Relax in the day spa, swim in the indoor therapy pool, or work out in the fully equipped gym. Host gatherings in the spacious commercial kitchen and dining room or hold a conference in one of the dedicated rooms. Spend sunny afternoons by the in-ground pool, surrounded by the beauty of the boutique vineyard. Embrace the charm and elegance of Hunter Valley Wine Country at Nu Leaf Retreat, where every detail has been crafted for your ultimate enjoyment and relaxation.

RATES Council rates: Approx \$824 p/q Water supplied by PID: Approx \$390 per ML \*Should the dam need to be topped up PID is used \*Septic system that is registered with Singleton council & serviced every 3 months .Gas supplied Origin LPG ABOUT THE AREA Things to do:- Many restaurants/wineries within walking distance- Yellow Billy restaurant- Botanica restaurant - Ironbark Brew Hous- Piggs Peake winery - Tintilla winery.-- Hunter Valley Gardens Schools: - Nulkaba Public School- Mount View High School- St Philip's Christian College Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.