

8 Mcguigans Way, Branxton, NSW 2335



House For Sale

Sunday, 23 June 2024

8 Mcguigans Way, Branxton, NSW 2335

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 1 m2

Type: House



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For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPS' to 0428 166 755. The Agent Loves "This is an incredible opportunity to bring up your family on a peaceful acreage property, with endless lifestyle options. It is only minutes to the Huntlee Estate major shopping options, plenty of local schools and sporting teams, and access to the Hunter Expressway." The Location Branxton is a gateway to the renowned Hunter Valley wine region, promising epicurean adventures and leisurely weekends sipping local vintages. The suburb boasts a tight-knit community spirit, where local markets, quaint cafes, and friendly neighbourhood gatherings are the norm. Coupled with its proximity to natural reserves, Branxton invites a life balanced between relaxation and outdoor escapades, ensuring serene yet vibrant living. Huntlee Shopping Centre - 7 min (4.8km) Maitland - 25 min (23.2km) Stockland Green Hills - 31 min (29.2km) Newcastle - 51 min (56.8km) The Snapshot Welcome to 8 McGuigans Way, a breathtaking lifestyle property set on over four acres of lush, private land. This expansive family home, complete with a separate granny flat, offers the luxury of spaciousness in a picturesque setting. Designed as the ultimate retreat, it presents endless opportunities to grow with your family through every stage of life. Here, every day is enhanced by serene views and generous living spaces, indoors and out, making it a sanctuary for those who value space, privacy and natural beauty. The Home Nestled on a sprawling 1.7 hectares (over 4 acres) of lush, private land, 8 McGuigans Way offers an exceptional lifestyle opportunity in Branxton. This stunning brick and tile home, enhanced by a separate, fully self-contained granny flat, promises a life where spaciousness and nature blend harmoniously. As you step inside, the freshly painted interiors greet you and lead into an extra-large, open-plan area where the kitchen, dining, and living spaces converge. This area is bathed in natural light, featuring a cosy combustion fireplace that adds a touch of charm. The spacious and stylish kitchen boasts new benchtops, modern tapware, ample cabinetry, stainless steel appliances, and breakfast bar seating. Sliding doors from the living area open to an expansive outdoor entertaining space, inviting you to dine alfresco and enjoy the serene outlook. Outside, the property continues to impress with established gardens, a large variety of fruit trees, and a substantial dam. Leisure is a key theme here, with an inground pool and a chimenea fire pit area providing perfect spots for relaxation or social gatherings. Two paddocks and a holding yard complete the picture, making this an ideal setting for those with equestrian interests or seeking space for other activities. An automatic irrigation system ensures ease of maintenance across this verdant landscape. The home itself features three comfortably-sized, carpeted bedrooms. The master bedroom is equipped with a walk-in wardrobe and an ensuite. The main bathroom serves the additional bedrooms and features a shower, a corner bath, and a separate powder room. The granny flat offers additional flexibility, with covered access to the garage and main residence. Recently updated with new paint and floor finishes. It includes an open-plan living and dining area, while the adjacent kitchen is equipped with ample cabinetry and new benchtops. The separate bedroom features built-in robes and an ensuite. Completing this impressive property is four-car garaging and additional sheds, a garden studio, and a water tank to support sustainability efforts. At 8 McGuigans Way, every detail has been considered to ensure a lifestyle that combines comfort, convenience, and the joy of the great outdoors. SMS 8Mcg to 0428 166 755 for a link to the online property brochure.