

290 Rocky Waterhole Road, Mudgee, NSW 2850



Lifestyle For Sale

Friday, 5 July 2024

290 Rocky Waterhole Road, Mudgee, NSW 2850

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 20 m2

Type: Lifestyle



Andrew Blackman

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AUCTION

Located only 5 minutes' drive from the edge of Mudgee and on 20Ha (50ac) of prime land with almost a kilometre of frontage to the Cudgegong River, "Rocky Waterhole House" offers a once in a lifetime opportunity to acquire what can only be described as Mudgee's finest small farm! Built in 2014, as a prominent local builder's own home, with no expense spared, entry to the home is via an elegant stone gateway and tree lined tar sealed circular driveway to an imposing contemporary rendered brick homestead, framed by views over Lucerne flats, the Mudgee Township and its' lovely surrounding hills. A large Italian tiled foyer flows through to a massive living area with high raked ceilings, a lovely stone fireplace, and bespoke entertainers' kitchen, which features 75mm caesarstone benchtops, quality appliances and a large butler's pantry. A generous separate rumpus room features a custom-built bar, and both living areas have wide stacker doors opening onto a covered patio, with outdoor kitchen plus impressive glass fenced concrete inground pool and spa with elegant travertine landscaping. The master suite also has stacker doors onto a private balcony which capitalizes on views both distant and over established irrigated grounds while featuring plenty of storage, and an ensuite and spa bath that would not be out of place in the finest resort! 2 other bedrooms have walk-in robes and built-in study desks (also 75mm caesarstone) plus there's a guest room and large office with caesarstone desks and built-in cabinetry. The main bathroom is of family-friendly 3-way design with twin wall hung vanities, oversized shower, and deep free standing island bath. An oversized 4 car garage with twin remote doors and built-in storage provides plenty of room for cars, and energy bills are minimized via exceptional insulation, the use of viridian comfort glass, solar hot water heating and a massive 20kw back-to-grid solar power system. 2 large ducted reverse cycle air conditioning systems and ceiling fans ensure year-round comfort, and there is provision for in floor hydronic heating if required. 130,000 litre underground tanks store freshwater and water from an equipped bore, plus there's an equipped irrigation well pumping via mains to a 4 span (247m) centre pivot irrigator over established Lucerne. For horse enthusiasts, the majority of the property is post and rail fenced, and there's a full-sized dressage arena, 2 day-pens, and 6 horse shelters. There's also a rendered brick workshop plus a 33m x 14.5m machinery shed with 1 lock-up bay. Parklike land along the river provides plenty of places for family picnic along one of the districts most coveted fishing spots, making "Rocky Waterhole House" not only a highly productive, highly developed small farm, but one of the most special places to relax and enjoy the best that country life can offer! Want to escape the city and move to the country? Retiring from a farm but don't like suburbia? Now's your chance! Going under the hammer on site at 11am on Friday 20th September - but expected to sell prior! Don't wait to arrange your private viewing! Call Andrew Blackman on 0413 488 844 today. **DISCLAIMER:** The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.