

**40 Mistletoe Lane, Pokolbin, NSW 2320**



**Lifestyle For Sale**

Wednesday, 19 June 2024

40 Mistletoe Lane, Pokolbin, NSW 2320

Area: 8 m2

Type: Lifestyle



Cain Beckett  
0249914000

## **EXPRESSIONS OF INTEREST**

Set high on the hill in Wine Country's most coveted location, this stunning 20 acre parcel is surrounded by some of the Hunter Valley's most exclusive estates and enjoys Pokolbin's most photographed view. It is walking distance to cellar doors and restaurants and is an hour to the beaches of Newcastle or two hours to the CBD of Sydney. Few elevated vacant sites remain in Pokolbin and fewer again offer views like these. The property has a current development approval for a luxurious architect-designed residence and separate tourist accommodation and the property already has tar sealed access, power, phone, town gas and garbage collection available. The zoning would also support a vineyard, cellar door, restaurant and other tourism pursuits with Singleton Council approval. The property has abundant water from three dams and an irrigation allocation of ten megalitres from the Hunter Wine Country Private Irrigation District line. Exceptionally rare and genuinely offered, inspection is by private appointment.