

411 Spring Flat Road, Mudgee, NSW 2850



Lifestyle For Sale

Wednesday, 19 June 2024

411 Spring Flat Road, Mudgee, NSW 2850

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 10 m2

Type: Lifestyle



Andrew Blackman

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PRICE GUIDE: \$2 Million

A view to die for, a home indulgent with space, and a property that offers something for everyone!- Rolling hills for the artist- Stables, open fields and well-supplied water for the horse or animal lover- Large sheds and workshop space for the car, bike or tool enthusiast- Ample outdoor spaces for the entertainer Close enough to the convenience of town amenities, but quiet enough to forget they're nearby, this gorgeous family home is country manor meets modernist flair. Located only 5 minutes' drive from Bunnings, or the new St Matthew's High School, on 10.14 hectares (25 acres) of productive, yet easily maintained land, this beautifully presented small farm offers an impressive brick family home, excellent shedding and well-planned fencing. They say home isn't a place, it's a feeling, and this property offers that special something that you can't deny is 'home'. Built by a local building family and surrounded by beautiful established gardens, the home has 4 spacious bedrooms with built-ins plus a delightful master suite with walk in robe and freshly renovated "on trend" ensuite. The main bathroom has also been renovated and could easily feature in Country Life magazine! A massive living area with exposed timber cathedral ceilings and conservatory forms the "hub of the home" and adjoins a very well-appointed solid timber kitchen with quality appliances and bench space in spades. There are 2 other separate living areas plus a fully enclosed alfresco and north facing patio area. Ducted reverse cycle air-conditioning, ceiling fans and a slow combustion wood heater provide year-round comfort, along with a northerly aspect with plenty of glass, which floods the home with light and winter warmth, while allowing you to enjoy the views on offer. Outdoors there's an oversized enclosed "caraport", 4 car garage with workshop and attached 2 car carport, stables which could be converted to 3 bay shed, secure chook pen plus a dog yard with separate kennels. Well fenced into 6 paddocks plus a secure house yard for the kids or grandkids to play, and watered via approximately 200,000L in tank storage to troughs, plus a dam with pump, there's ample scope for gardening and animals. Energy bills are offset via a 4k/w back to grid solar system and with fastidious owners having done the work, all that is left is to move in and enjoy! To arrange a viewing call Andrew Blackman on 0413 488 844. **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.