

Address available on request, The Branch, NSW 2425 **RayWhite**

Lifestyle For Sale

Sunday, 23 June 2024

Address available on request, The Branch, NSW 2425

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Lifestyle



Mark McBaron
0240386000

Price Upon Application

This stunning 40-hectare property offers an exceptional rural lifestyle, combining convenience and tranquility. Ideally located near the Pacific Highway, it's less than an hour's drive to Newcastle and its airport, with easy access to the historic villages of Stroud, Booral, and Tea Gardens. Local schools are just a short drive away, and school bus services are available. The Branch River flows into the Karuah River, connecting to the tributaries of Port Stephens. Built less than 10 years ago, the family homestead blends modern luxury with classic farmhouse charm. Enter the grand hallway and be greeted by hardwood jarrah floors, high ceilings, and intricate fretwork, creating an immediate impression of elegance and warmth. This expansive home has been designed with no expense spared to ensure maximum comfort. It features four spacious bedrooms, each with French doors, and three with built-in wardrobes. The master suite includes dual-aspect windows, a generous ensuite, and a walk-in robe. An additional study provides an ideal workspace or can serve as a fifth bedroom. The family bathroom is beautifully appointed with a large shower, freestanding bath, and floor-to-ceiling tiles in neutral tones. The living and dining areas are bright and inviting, flowing effortlessly into the heart of the home - the feature kitchen. With a Falcon Kitchener Dual Fuel Cooker, farmhouse sink, stone benchtops, and ample custom cabinetry, the kitchen is both functional and stylish. The open-plan living area offers full views of the in-ground saltwater swimming pool, surrounded by a timber deck, lush lawns, and a children's swing area - perfect for outdoor entertaining and summer barbecues. Additional amenities include ducted air conditioning, ceiling fans, a slow combustion fireplace, motorised blinds, plantation shutters, and a 40-panel, 13 kW solar panel system. Outside, the property features an extensive concrete driveway with ample space for multiple vehicles, a caravan, or a boat. A 3-bay machinery shed, complete with power and plumbing, provides a workshop area and sufficient undercover storage for farming equipment. Significant efforts have been dedicated to establishing top-tier horse stables, leading to the creation of modern, horse-friendly yards that seamlessly integrate with the machinery shed and stable system. The property features three custom-made Australian steel and wood panel stables, each measuring 4 x 4 metres, along with two paddocks equipped with the safest fencing available - Duncan Equine horse rail. This premium-grade, UV-stabilized flexible rail can be fully electrified if needed. Additionally, the property boasts numerous established walking and driving tracks, making it ideal for trail riding or exploring on foot or bike. The land itself is a mix of native Australian bushland and cleared pastures, ideal for hobby farming. The fully fenced property includes internal paddocks and multiple water sources, including four dams and The Branch River at the rear boundary, making it perfect for cattle, horses, and a chicken coop. This property offers a rare opportunity to embrace a luxurious rural lifestyle in a picturesque setting.