

7 & 8/485 McDonalds Road, Pokolbin, NSW, 2320



Villa For Sale

Monday, 23 September 2024

7 & 8/485 McDonalds Road, Pokolbin, NSW, 2320

Bedrooms: 2

Bathrooms: 2

Type: Villa



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DISCOVER YOUR SLICE OF PARADISE IN THE HEART OF THE HUNTER VALLEY VINEYARDS!

Welcome to your idyllic retreat nestled within the prestigious Pokolbin Hill Leisure Inn, where relaxation meets investment potential. This exquisite dual-key villa, set on a generous 726.6m² of beautifully landscaped grounds, is located in the heart of the renowned Hunter Valley Wine Country. Here, you're just a stone's throw from award-winning cellar doors, gourmet restaurants, and the stunning Hunter Valley Gardens, making it the perfect location for both leisure and adventure.

THE VILLA

- Spacious Layout: Enjoy 2 well-appointed bedrooms and 2 bathrooms, ideal for family escapes or attracting holiday rentals.
- Versatile Dual Key Configuration: Maximising your investment with flexible accommodation options to suit different guests needs, let separately or let as a whole, only enhancing your returns!
- Stylishly Furnished: Each unit is thoughtfully decorated, complete with modern lounge, dining, and kitchen areas, ensuring a comfortable stay for guests.

THE RESORT

- Spacious land size - The villa is situated on 726.6m² within an estate of approximately 25 acres, offering both privacy and shared amenities.
- Heated Swimming Pool: Perfect for year-round relaxation.
- BBQ Area: Ideal for entertaining family and friends in a serene setting.
- Tennis Court: Stay active while enjoying the beautiful surroundings.
- Games Room & Café Pokolbin Hill: On-site leisure options make for convenient enjoyment.
- Outstanding Investment Potential: This villa boasts a strong rental history with annual income last financial year of \$92,508.40, making it a wise addition to your investment portfolio.
- With its prime location and luxurious amenities, this villa is a rare find in Pokolbin. Whether you seek a peaceful getaway or a lucrative investment opportunity, this property truly has it all.

THE LOCATION

- Surrounded by world-Class Vineyards: Experience premium wine tasting at renowned cellar doors.
- Gourmet Dining: Enjoy fine cuisine at award-winning restaurants and charming cafes.
- World Class Golf Courses: Play a round at beautifully designed golf courses surrounded by stunning landscapes.
- Luxurious Spas: Indulge in relaxation with many options of pampering spa treatments.
- Outdoor Adventures: Explore nature trails, hot air ballooning, and scenic picnic spots.
- Horse Riding: Experience the beauty of the region on horseback with guided tours.
- Family-Friendly Activities: Visit attractions like the Hunter Valley Gardens, Aqua Golf and petting zoos.

ACCESSIBILITY

- Convenient Location: Just a two-hour drive from Sydney, making it ideal for weekend getaways.
- Maitland Proximity: Less than 30 minutes from Maitland, offering the fantastic Green Hills Shopping Centre.
- Newcastle Access: About 50 minutes from Newcastle, where you can enjoy beautiful beaches and coastal attractions, perfect for day trips and regional visits.
- Public Transport: Regular bus services connect Pokolbin with major towns and attractions in the Hunter Valley.
- Airport Access: Proximity to Newcastle Airport (about 50 minutes away) for regional and domestic flights.
- Tour Transport: Availability of shuttle services and winery tours for hassle-free exploration of the region.

To put it simply, you don't want miss your chance to own a piece of paradise in the heart of the Hunter Valley!

Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its

accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate.

All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.