

Sold



335 Mill Lane, Quorrobolong



Prime 42 Hectare Rural Holding

Located at the foothills of the picturesque Watagan Mountains in the lower Hunter Valley, this **42.35 hectare (approx. 104.6 acre)** rural holding takes in spectacular views over sprawling pastures and mountain ranges beyond. Offering approx. 70 arable acres with a blend of beautiful natural bushland. The property is fenced into several paddocks with 3-4 dams (One spring fed water hole) supplying a good water source for livestock.

A large 4-bedroom homestead has a commanding position and comes with all the bells and whistles for modern country living. Spacious open plan living combining family room and dining, adjoining a stunning gourmet kitchen with stone bench tops, a large island breakfast bar with waterfall edges, large electric oven and cooktop, dishwasher, double bowl sink and huge butler's pantry with additional sink. A more than generous lounge room enjoys light filled windows looking out to the scenic paddock surrounds.

The master bedroom offers his and hers walk in robes, a stylish ensuite and has access onto the undercover outdoor. A central hallway leads the way to a study and the secondary bedrooms, all having built in robes. An internal laundry comes complete with built in cupboards.

The home comes with many creature comforts including ducted reverse cycle air conditioning, ceiling fans, down lights, modern tiled floors and carpet in selected rooms.

With mains power connected the home also has the added benefit of a near 8-kilowatt solar system.

 4  2  4

Price SOLD for \$1,850,000

Property Type Residential

Property ID 186

Agent Details

Garry Musgrove - 0429663026

Kurt Musgrove - 0497281475

Office Details

Musgrove Realty
3718 Great North Rd Laguna NSW
2325 Australia
02 4998 8383



Entertaining can be done in style with an extensive fully tiled undercover outdoor area which overlooks a sparkling inground saltwater swimming pool. Landscaped with sandstone retaining walls and travertine paving.

A double lock up integrated garage with remote door opener will accommodate your car needs and there is also a double carport adjoining a nearby farm shed with lights and power connected.

The property has good stockproof fencing and there is an additional older style farm shed for extra storage.

Discover your own walking trails through the bushland component of the land, experiencing the prolific bird life and natural flora and fauna. Absolutely stunning mountain surrounds with breath taking rock escarpments will catch your eye as you explore the property. Many impressive tree species are scattered through many areas throughout the property.

If you are looking to run some cattle, horses or livestock of your choosing, this well-established farm will fulfill your needs. Properties like this don't become available very often. This is your chance to secure what has been tightly held for generations by the one proud family. With easy access to Newcastle, The Central Coast and Sydney. Just a 15-minute drive to Cessnock township, within a 20-30-minute drive to The Pokolbin Hunter Valley wineries, National parks are literally on your doorstep.

There is so much to discover in this rural wonderland...

Things You Will Love About This Heaven on Earth...

- Amazing 42.35 hectare (approx. 104.6 acre) prime rural estate
- Undulating pastures and magnificent views in all directions
- Impressive 4-bedroom modern homestead
- Master bedroom with walk in robes and stylish ensuite
- Secondary bedrooms all with built in robes
- Study
- Open plan family and dining room
- Gourmet modern kitchen with huge butler's pantry with additional sink
- Stone bench tops, island bench/breakfast bar with waterfall edges
- Large electric oven and cooktop, double bowl sink
- More than generous loungeroom with light filled windows
- Central hallway
- Internal laundry with built in cupboards
- Ducted reverse cycle air conditioning
- Ceiling fans
- Down lights
- Modern tiled floors and carpet in selected rooms
- Mains power connected
- Added benefit of a near 8-kilowatt solar system
- Extensive tiled undercover outdoor entertainment area
- Therapeutic sparkling inground saltwater swimming pool
- Sandstone retaining walls and travertine paving
- Double lock up integrated garage with remote door opener
- Powered Farm shed with concrete floor and adjoining double carport
- Stock proof fencing
- 3-4 dams (Spring fed waterhole)
- Approx. 70 arable pastured acres
- Approx. 30 bushland acres with walking trails

- Prolific birdlife and wild life
- Intriguing rock escarpments
- Picturesque mountain surrounds
- Stunning tree specimens throughout the property
- Ideal for running livestock
- Easy access to Newcastle, The Central Coast and Sydney
- Approx. 15 min drive to nearby Cessnock township
- 20-30 min drive to the Pokolbin Hunter Valley wineries

For further details on this magnificent rural holding please contact Garry
Musgrove M:0429 663 026 or Kurt Musgrove M:0497 281 475

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.