

Sold



45 Yango Creek Rd, Wollombi



### 'Pine Ridge' - An Absolute Prime Wollombi Acreage

Situated in one of the best locations the Wollombi Valley has to offer, this gorgeous country homestead is only a stone throw to Wollombi Village, yet far enough to enjoy total privacy. Sitting on approximately **14.61ha (36 acres)**, this rural holding is perfectly positioned on an elevated grassy plateau overlooking farmland and the Wollombi Village below.

Entering the property from Yango Creek Road with easy 2wd access, you are welcomed by timber post and rail fencing and established gardens leading up to the house where the views are sensational in almost every direction.

Upon entering the home, you will be impressed by the large open plan living/dining & kitchen with tiles throughout which was a recent extension on the original home. The quality country kitchen features granite bench tops, a huge walk in pantry, built in coffee machine, bar fridge and an electric oven & cook top. Adjoining the kitchen is a large dining room and family/living room. A built-in bench seat on the northern side of the room is a perfect spot to have a morning coffee or read a book. Extending on the open plan living/dining room is an expansive undercover timber deck for outdoor entertaining which enjoys views over the mountains in the north-west.

A generous sized lounge room looks out to the North and features a stunning stone open fireplace, bamboo flooring and a dark timber library. A central hallway leads through the lounge room to the 3 bedrooms & main bathroom. The master bedroom has a walk-in-robe and modern ensuite

3 3 12 14.61 ha

**Price** SOLD for \$1,500,000  
**Property Type** Residential  
**Property ID** 198  
**Land Area** 14.61 ha

#### Agent Details

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with doors opening onto the wrap around verandah while the second bedroom has a walk-in-robe and the 3rd bedroom has a built-in robe & study nook. The main bathroom has been tastefully renovated with heated flooring, freestanding bath, separate shower and a large skylight.

A laundry/mud room has direct access to outside and a built-in granite bench with cupboards as well as deep closets along one side of the room give you ample storage inside. Off the laundry is a third fully equipped bathroom.

Conveniently located at the front of the house is a triple carport joining onto the wrap around verandahs. A timber farm shed is near the house which makes a great workshop or lock-up storage. On top of this the property has a huge open bay farm shed on a concrete slab with 8 bays and a high roof ideal for machinery.

The current owners have established an amazing vege garden that will impress any green thumbs. It is fully enclosed to keep any pests or birds out and adjoins a large chook pen, ideal for self-sufficient country living.

Services to the property are great with mains power (3 phase), approx. 140,000L of water tank storage, mobile service, landline phone connection, ADSL internet and free-to-air TV reception.

The land has multiple grassy plateaus that you could run a few head of cattle on or make great camping spots. A dam is on the highest plateau which has a driveable track leading up to it. The property also takes in some mountain bush land which would be ideal for the adventurous to bush walk and explore.

Situated only 1-2mins drive to Wollombi Village the location is absolutely prime! Approximately 80mins drive to the M1 Wahroonga Interchange Sydney, the Wollombi Valley is a popular destination for its boutique shops, cafés, restaurants and wedding venues as well as the near-by Yengo National Park and Watagan State Forest.

Things you will love about 'Pine Ridge'...

- One of the best locations in Wollombi Valley
- Amazing views
- 3-bedroom, 3-bathroom country homestead
- Large open plan living/dining adjoining a quality kitchen with stone bench tops and huge walk in pantry
- Undercover timber deck adjoining the living/dining room perfect for entertaining
- Beautiful bamboo flooring in the lounge room & library which also features an eye-catching stone open fireplace
- 3 good size bedrooms - master with WIR & ensuite, 2<sup>nd</sup> bedroom with WIR & 3<sup>rd</sup> bedroom with BIR & study nook
- Modern main bathroom with under floor heating, freestanding bath, separate shower & skylight
- Large laundry/mud room with direct access to outside, ample storage cupboards & adjoining 3<sup>rd</sup> bathroom
- Triple carport attached to the house; large timber farm shed with diesel fuel tank underground; Huge open bay farm shed on a concrete slab with 8 bays and high roof for machinery
- Amazing vege garden (10m x 30m) enclosed to keep the pests & birds out
- Large enclosed chook pen

- Established fruit orchard
- Mains power – 3-phase
- 140,000L of domestic water tank storage – One 100,000L concrete tank underground and one 40,000L tank on a high plateau allowing for gravity feed
- Mobile service & landline phone connection
- ADSL internet connection
- Free to air TV service
- Multiple grassy plateaus giving a good amount of arable land (approx. 10 acres)
- One dam
- 1-2mins drive to Wollombi Village
- Approx 80mins drive to the M1 Wahroonga Interchange Sydney

For further information please contact Garry Musgrove: 0429 663 026 or Kurt Musgrove: 0497 281 475

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