

Sold



118 Narone Creek Rd, Wollombi



'Somewhere Unique' – A Combined Opulent Lifestyle with 'Award Winning' Accommodation

Nestled in the heart of Historic Wollombi, 'Somewhere Unique' is truly a magnificent gem that is one of a kind. Set upon approximately 20 magnificent acres (7.83 hectares) with 2.5 acres dedicated for guest helicopter landings. Offering a walk-in walk out basis, the award-winning accommodation facility and impressive residence provides a viable passive lifestyle income in one of the most tranquil surrounds you could ever imagine! Stunning views, amazing rock features, pristine bushland surrounds, all set amidst a north facing mountain terrain with intriguing plateau areas. Meandering bushwalking trails accessed from your own back door lead the way through a diverse mix of fauna and flora that will tantalize the senses and mindfulness.

Offering two tourist accommodation retreats, with award winning status being in the top 10% of hotels worldwide on Trip Adviser (2020) and one of the most awarded accommodations in the Wollombi Valley. The retreats have a modern eco-friendly design, both having north facing aspects, positioned privately in separate locations on the property. Boasting beautiful bushland surrounds and valley views. Each retreat comes fully furnished with bespoke bamboo eco-friendly furniture and are eco-climate controlled. Spacious floor plans with open plan living, gourmet kitchen facilities and separate bedroom with open bathroom featuring a two-person free standing soaker bath and rain showers. Having all the creature comforts of 5-star accommodation with split system reverse cycle air conditioning, laundry nooks with clothes dryer and front-loading washing

6 4 5 7.83 ha

Price	SOLD
Property Type	Residential
Property ID	206
Land Area	7.83 ha

Agent Details

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machine and dedicated lockable storerooms. Water supply to both buildings is supplied by gravity-fed water storage tanks. **The property has an existing perpetual D.A for two further retreats.**

Strong returns for the retreats have a proven track record. Financial reports can be obtained upon request. The potential exists to also holiday let the homestead which would substantially increase the income revenue. (Similar homesteads in the area are achieving around \$4,000 for a two-night stay. With Wedding venues in the area desperate to accommodate their guests, the homestead would be hot property for weekend stays!).

The architecturally designed homestead has been strategically positioned with a north facing aspect, taking in the elevated views to the surrounding mountains. Landscaped native gardens encompass the house area. Trickling sounds of a water feature and the fluttering of many bird species blend into the natural surrounds, gorgeous rock features are sprinkled throughout the grounds. A beautiful heated saltwater swimming pool adjoins an outdoor entertainment area, a place where you can sit back and relax, taking in the wilderness feel of being away from it all. Star gazing, sitting around one of two fire pit areas in the winter months will entertain your friends and family for hours.

Blending in perfectly with the architecture of the retreats the homestead comprises a high quality fit out. The spacious floor plan includes four bedrooms plus a dedicated library room. The master bedroom includes a walk-in robe and large ensuite with a feature rain shower. All the secondary bedrooms are oversized and include built in robes with built in cabinetry. The main bathroom matches the quality of the ensuite and features a free-standing bath plus shower. A central lounge room living includes a wood burning fire place and has easy access from the dining and a gourmet chef's kitchen. Offering an extensive butler's pantry, free standing 900mm oven, additional 600mm oven with meat probe, convection microwave, a zippy water tap providing hot and ambient water on demand, filtered water plumbed to the refrigerator, in-built Vintec bar refrigerator and a servery to the outside barbeque area. The kitchen has all the bells and whistles and is absolutely second to none.

There are several outdoor shaded areas to enjoy, whether it be for outdoor dining (with a plumbed in gas barbeque), standing by the one of two fire pits or having a splash in the sparkling heated inground salt water swimming pool!! The choice is all yours. A three car lock up integrated garage comes complete with a sizeable work bench and substantial shelving and storage area. Water storage throughout the property has a capacity of approximately 200,000 litres, with 150,000 litres connected to the house and retreats providing ample water supply.

Features include ducted and split system reverse cycle air conditioning, double glazed windows, the house is fully insulated, has been built to the highest bushfire standards and the rear yard provides a fenced grassed area ideal for pets. Communications have you covered with a mobile phone booster and ADSL internet connection. The property has an enviro-cycle sewerage system.

There is a variety of established citrus and olive trees throughout the grounds and raised vegetable gardens will provide you with your own fresh produce.

Situated a short 2.5-kilometer drive from Historic Wollombi Village and within a 70 min drive from The M1 interchange Wahroonga/Sydney. If you are yearning a tree change and looking for an opulent country lifestyle, look no further!! 'Somewhere Unique' will fulfill your dreams! Offering an exquisite establishment with a lifestyle income that is absolutely unique in every way...

View: By Appointment or Scheduled Open Days

For further information on 'Somewhere Unique' please contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M:0497 281 475.

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