

Sold



150 Listers Lane, Congewai



'WENCHANSZ' Jewel of the Crown

One of Congewai's finest rural holdings!

Located very privately on a quiet country lane approximately **90 mins drive north of Wahrenonga**, 17 mins drive from nearby Cessnock township, providing all essential services including schools, hospital, medical centres, retail stores and 4 major grocery stores.

40 hectares (approx. 100 acres) of picturesque **prime grazing land** with improved pastures and stunning woodlands, perfect for livestock or any horticultural or other primary production.

Stately homestead in **tightly held Congewai Valley**, idyllic aspect overlooking the Congewai Valley, with breathtaking views of the Watagan Mountain ranges.

Spacious **5-bedroom sandstock brick homestead** comes complete with high ceilings, two living areas, two bathrooms and a further shower located in a large internal laundry. Two of the five bedrooms can be used for multiple purposes (study, reading or media room). A modern fully equipped kitchen provides a central meals preparation area and adjoins a tiled family room.

Outdoor entertainment area well placed to capture **the views overlooking the majority of the property, dams, numerous wildlife, the Watagan ranges and Congewai valley**; Great place to watch the ever changing sunsets while you sip your evening drinks and ponder on your very own land. These beautiful rural views over the paddocks and mountain ranges can be seen from all of the living areas including kitchens and bathrooms. The formal lounge room has a warm inviting fire place and features a heat

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Price	SOLD
Property Type	Residential
Property ID	244
Land Area	40.00 ha

Agent Details

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transfer system to the second living area. The dining area is framed with picturesque windows adorned with hanging wisteria taking advantage of the delightful garden surrounds and outlooks. Perfect for winter entertaining. The two car garage provides internal access directly into the house. The home offers many creature comforts including two split system reverse cycle air-conditioning units servicing the main bedroom and the kitchen/family room, ceiling fans, UV reduction glass throughout the home, all the eastern and northern windows are laminated for low heat transmission, an extra circuit for an emergency generator to service the kitchen, fridge, water pump and gas hot water system. Solar hot water for the en suite and kitchen with electric back up; Instantaneous hot water from bottled gas supplies for the main bathroom and laundry, providing redundancy in case of power failures.

A fixed wireless NBN system provides an excellent internet connection allowing the perfect 'working from home' environment. Reliable, quality mobile reception across the property.

The grazing land is predominately kikuyu and clover which is ideal for cattle and other livestock. The timbered woodlands are mainly spotted gum and ironbark. There are seven separate fenced paddocks plus a house paddock and orchard. The paddocks can be closed off if required and are ideal for rotational grazing. All the paddocks have access to water for livestock (dams or water trough). There is a central dam gated collection area and laneway system for ease of cattle handling and access to the cattle yards which includes a crush and loading ramp. All the fences are stock proof with hardwood posts and 4 strands of barbed wire.

Ample water supply from three 25,000 litre water storage tanks off the farm shed for farm, orchard and gardens; and a large 94,000 litre domestic water storage tank services the house with filtered water. Three dams supply water to the property with two of them connected to the water storage tanks supplying water for animal trough and irrigation of orchards and garden.

A large farm shed for machinery, equipment and storage comes complete with many extra's - a mezzanine storage area, central pot belly fire place, separate external lockable storeroom and tractor parking bay, hot and cold water to sink and washroom with basin, shower and toilet, many power outlets, two roller doors with one automatic door opener, plus a pedestrian door, skylights and window.

Stately bronze fountain and artistic Emu sculpture gracing the landscaped front garden with native trees and hardy flowering shrubs.

An extensive orchard, vegetable garden and chicken run is fully netted, rabbit, fox and dog proof. The chickens are free to roam around the orchard all day and their coop comes with laying boxes and auto water supply system. Fruit trees include almonds, apricot, plums, peach, pomegranate, figs, apples, pears, lemons, mandarins, oranges, limes, lemonade and grapes with several varieties of most. Vegetable gardens are fed by an automatic irrigation system allowing ease of watering.

Short drive to nearby Pokolbin wineries and boutique cellar doors, some of NSW finest restaurants and tourist trails. One hour's drive west of Newcastle providing CBD facilities and large shopping centres. Close proximity to heritage Wollombi and access to the diverse landscape of State forests and National Parks, rich with Australian heritage...

Your dream rural retreat awaits you!

Contact Garry Musgrove M:0429 663 026 for further details on this

magnificent acreage located in the beautiful Lower Hunter Valley.

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