

Sold



188 Milsons Arm Rd, Wollombi



### 'Lethe' A Place of Total Calm and Tranquillity!!

Situated in one of the Wollombi Valleys finest locations, this superb homestead sits proud on 5 magnificent acres (approx. 2.17 hectares). Offering arable pastured acres blended in with stunning landscaped gardens, the ingredients of this boutique acreage is second to none!

The homestead has a country log cabin façade with wide sweeping under cover verndahs that take in the picturesque paddock and garden surrounds. Step inside and explore the spacious floor plan, comprising a large open plan loungeroom living area with high gabled ceilings, a warming slow combustion fire place and beautiful timber French doors, opening out onto the verandah. A stairwell leads the way to a loft bedroom area, having dormer windows looking out over the manicured acres. The second bedroom offers an ensuite and comes complete with a split system reverse cycle air conditioning unit. The master bedroom, positioned privately upstairs is very spacious and also features an ensuite plus split system reverse cycle air conditioning and built-in cupboards for storage/robe needs.

A cosy family room also offers a slow combustion fire place, ideal for the winter months, adjoining a meals/dining area. The kitchen has ample cupboard and bench space, an electric stove and tiled floors. An internal laundry and bathroom facility is conveniently located centrally to this area of the home.

A large undercover outdoor paved entertainment area is perfect for family gatherings and also takes advantage of the beautiful garden surrounds. A

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Price	SOLD
Property Type	Residential
Property ID	247
Land Area	2.00 ha

#### Agent Details

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#### Office Details

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fantastic place for weekend barbeques and kicking back, sipping on one of Wollombi's fine local wines! Take a stroll on the meandering walk ways through the grounds, the stunning gardens will take you to another world! A place of total calm, peace and tranquillity, you will never want to leave!

Things you will love about this property:

- Two dams
- A water bore with a solar driven pump (6 solar panels)
- Fully lined lockable farm shed/garage with power connected, concrete slab (2.5 bay)
- Main's power connected
- 3 x concrete water storage tanks (Each approx. 20,000 litres)
- Bio-cycle sewerage system
- Potential Satellite T.V connection
- Under stair storage cupboards
- Three split system reverse cycle air conditioning units servicing the main living area and two bedrooms
- The grounds are fully fenced
- Easy 2wd access
- Within 5 mins drive to the historic Wollombi Village and Laguna Village
- Within a 70 min drive to Wahroonga M1 interchange/Sydney

Whether you are looking for a quality acreage to call home or simply looking for a superb country weekender! This gorgeous 5-acre property will fulfill your needs in every way! Explore all the beautiful Wollombi valley has to offer... National Parks, State Forest and boutique wineries, all on your doorstep!

Contact Garry M:0429 663 026 or Kurt M:0497 281 475 to book your own private inspection!

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