

Sold



25 Canning Street, Wollombi



Impressive Eco-Friendly Acreage in the Wollombi Village

This 'one of a kind' custom built home sits proudly on **1.62ha (4 acres)** in one of the best locations the boutique Wollombi Village has to offer and includes all the ingredients of a luxurious weekender or permanent rural lifestyle property. As well as the 4-bedroom home, the property features a separate 2-bedroom studio, 4 bay machinery shed, swimming pool and so much more.

Situated on a private elevated plateau, the home has a modern sophisticated design and takes advantage of the surrounding environment with the benefit of passive heating properties through the polished concrete floors, a sunny north facing aspect and quality insulation. Upon entering the home, you are welcomed by high raked ceilings and a spacious light-filled open plan design. A stunning floor to ceiling sandstone wall made from local Wollombi Sandstone is a grand highlight in the living room and features a cosy slow combustion fireplace as well as reverse cycle air-conditioning. Adjoining the living space is a large modern kitchen with stone bench tops, an island bench, Smeg appliances, gas cooktop and a dishwasher.

All four bedrooms are large in size with ceiling fans and storage. The master bedroom includes a walk-in-robe and stylish ensuite with a quality stone basin. The main bathroom also features the same high quality stone basin and a freestanding bathtub.

Externally there is ample entertaining space with undercover verandahs tiled with travertine and a large cabana next to an inground mineral swimming pool. Within the pool area is a heated spa and projector screen

6 3 4 1.62 ha

Price	SOLD
Property Type	Residential
Property ID	274
Land Area	1.62 ha
Floor Area	300 m2

Agent Details

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perfect for outdoor movies and sport. The cabana also makes the perfect bar area by the pool!

Separate to the house is a private self-contained 2-bedroom studio with its own kitchenette and bathroom. The property also has two driveways which give two access points to the house and studio without having to drive past one another.

A 110sqm machinery shed has 4 oversized bays, power connected, and a water tank attached. The property has mains power as well as an 8kw solar system with 22 panels. There is a huge 80,000L water tank and two smaller tanks giving the property close to 90,000L of water storage total. Mobile phone service and ADSL internet are also available, so you have all the convenience of town living in a picturesque rural setting.

Located less than 1km to the historic Wollombi Village, you can easily walk to local cafés, restaurants, wineries, the local tavern and general store.

Wollombi is the gateway into the Hunter Valley where you can discover many wineries, awarded restaurants, National Parks & tourist destinations. The property is very accessible being within 2 hours' drive of Sydney and 1 hour 20mins to Newcastle.

For further information on this beautiful property, please contact Kurt Musgrove: 0497 281 475 or Garry Musgrove: 0429 663 026.

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