



72 Wollombi Street, Broke



Spectacular Countryside Views on 2 Picture Perfect Acres!

Built in 2014 this stately 3-bedroom home sits proud on a scenic 2 acres (8,010m²) surrounded by views of stunning grazing paddocks, vineyards and magnificent mountain ranges including the iconic Yellow Rock which can be appreciated from many aspects of the grounds!

The spacious modern designed home comprises multiple living areas including a downstairs family room, upstairs open plan loungeroom, study area, dining and well-equipped modern kitchen with stone bench tops, Smeg dishwasher, gas cook top, electric oven & large walk-in pantry. The master bedroom provides all the creature comforts with ample built-in robes, ensuite, ceiling fan and is serviced by ducted reverse cycle air conditioning as is the upper story of the house.

The secondary bedrooms are both located on the downstairs level of the home and also include built in robes and ceiling fans. Two split system reverse cycle air conditioning units service this level of the home. A central downstairs bathroom is located conveniently between both the 2nd and 3rd bedrooms.

The home has many fine features including high 9ft ceilings, ceiling fans, ample cupboard storage, slow combustion fireplace heating, town water connected, a 3,000gl water storage tank and the added benefit of a 5-kilowatt solar system. A large laundry room adjoins a lockable integrated workshop which has access outside to a double carport.

A massive undercover entertainment area with see through weather blinds is home to a large outdoor spa, positioned perfectly to take in the stunning

3 2 4 8,010 m²

Price	SOLD
Property Type	Residential
Property ID	275
Land Area	8,010 m ²

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views to the surrounding mountain ranges! A farm shed with concrete floor and several other garden sheds provide car parking and storage for all your hobby farm needs. An additional wood shed and fernery also add onto the many outdoor features.

The property is fenced into three separate paddocks including the house yard area. Perfect for a pony or two the land is very arable and stock proof. Just a hop skip and a jump to local Broke Fordwich wineries and cellar doors, this boutique acreage has easy tar sealed road access and is only an approximate 20-minute drive to Singleton shopping center and approx. a 30 min drive to Cessnock township. Nearby Pokolbin wineries, restaurants and world class golf courses are all within a short drive away!

Contact Musgrove Realty today to arrange your own private viewing of this rare little gem located right in the heart of the beautiful quaint Broke Village.

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