

Sold



1882 Wollombi Road, Sweetmans Creek



'Bedlam' – A Rural Retreat with Wollombi Brook Frontage

Boasting a great mix of arable acres and beautiful mountain bush land, this **33.5 hectare (approx. 83 acre)** rural holding is an ideal weekender retreat with the potential to build your dream home in the future. Perfect as is if you are looking for a lifestyle retreat to kick back and relax, run a few horses/livestock, grow your own vegetables/fruit trees or you can make the most of the scenic countryside and set up a permanent place to call home, the choice is yours! This diverse property has many possibilities and is located in a tightly held pocket of the Wollombi Valley being central to both Wollombi Village and Cessnock Township as well as the surrounding cellar door vineyards, restaurants and concert venues.

The property features a huge 300sqm industrial inspired shed retreat. The well-appointed weekender includes a kitchenette, bathroom/laundry, ducted air-conditioning and a slow combustion fireplace. The shed is split into a few sections which can be used for storage, entertaining or sleeping quarters, or it would be a top notch workshop with plenty of space for toys.

With mains electricity connected your power needs are fully taken care of, while four large water tanks supply plenty of water for domestic use. Wollombi Brook flows through the property which is a great source of water for livestock and irrigation for gardens.

There is an ideal elevated building site to build a house (subject to council approval). The property has paddocks either side of the creek giving you a very private hidden area away from the road with easy 2wd access. The terrain is mostly mountain bush land with amazing rock escarpments and

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Price	SOLD
Property Type	Residential
Property ID	283
Land Area	33.50 ha

Agent Details

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abundant flora & fauna but also has approximately 3 acres of valley pasture and a couple of fenced internal paddocks ideal for some livestock.

Just a short drive of approx. 10 minutes to the Historic Wollombi Village and 15 minutes into Cessnock for all town amenities, and within a 90-min drive to Sydney, the location is great. Discover all the beautiful Wollombi Valley has to offer such as wineries, cafés, national parks and so much more.

Properties in this location are rarely for sale, so opportunities like this do not come around often!

Contact us today to organize your private inspection. Garry Musgrove – 0429 663 026 or Kurt Musgrove – 0497 281 475.

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