

949 Paterson Road, Woodville, NSW, 2321



Acreage Semi-rural For Sale

Wednesday, 13 November 2024

949 Paterson Road, Woodville, NSW, 2321

Bedrooms: 7

Bathrooms: 3

Parkings: 10

Type: Acreage Semi-rural

A remarkable residence of refined rural living

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The Vendor Loves

"We purchased this beautiful land and crafted our dream family home, where we've raised seven children. It's an ideal setting for kids to explore and thrive, with ample space for farming and river sports, all while being conveniently located near schools and the CBD."

The Location

Tucked amidst lush, rolling hills, the picturesque suburb of Woodville offers a breath of fresh air and a slower pace of life, ideal for nature lovers and those aspiring to a rural idyll. Local amenities cater to the essentials, while nearby larger towns provide broader services without compromising Woodville's tranquil charm, making it a coveted enclave.

Maitland - 18 min (14.0km)

Stockland Green Hills - 18 min (16.0km)

Newcastle - 50 min (46.5km)

The Snapshot

Nestled on a secluded acreage with exclusive river access, 949 Paterson Road represents the pinnacle of sustainable luxury living. This exquisite property boasts a stunning main residence coupled with a charming three-bedroom studio, perfect for large or multi-generational families. Significant investments in sustainability have been made, enhancing its appeal to eco-conscious dwellers. Its expansive grounds are a haven for garden and farming enthusiasts seeking peace and privacy in a breathtaking natural setting.

The Home

As you arrive, the feeling is akin to entering a private resort, one that merges effortlessly with the natural beauty that surrounds it. The estate sprawls over lush, meticulously maintained grounds, where immaculate gardens and an array of established plantings—from towering maples to a vibrant orchard—create a verdant paradise.

The main residence is distinguished by elegant tiled flooring and striking timber-panelled raked ceilings. This home is designed with spaciousness in mind, featuring multiple living areas that provide a blend of openness and privacy.

Central to the home is the large open-plan kitchen, dining, and lounge area, updated in 2010 to include stone benchtops, a walk-in pantry, and high-quality appliances, complemented by a servery window that opens out to the alfresco area. This space is the heart of the home, with built-in cabinetry that spans the length of the room, a cosy wood-burning fireplace, and large windows that frame the lush outdoors, creating an inviting hub for everyday living.

The residence includes four well-appointed bedrooms, each with built-in wardrobes. The master suite is complete with an ensuite, while a stylish main bathroom serves the additional bedrooms. An open study area near the master bedroom offers an ideal home office space, enhancing the functionality of this exquisite home.

Separate from the main house, the external studio constructed in 2005 mirrors the main residence's luxury with its own modern comforts. It includes a versatile living area with built-in cabinetry, air conditioning, and large windows overlooking the stunning in-ground saltwater pool. The studio also houses three spacious bedrooms and a well-equipped bathroom, making it perfect for guests or extended family.

Outdoors, the property excels in providing a lifestyle most only dream of. For leisure, sit by the bonfire pit or enjoy the scenic walking track that leads directly to the river, perfect for peaceful nature walks. The estate also has six fenced paddocks and numerous sheds, including a temperature-controlled wine cellar, plus a double garage and additional

carport spaces.

This is truly a unique offering-a sanctuary where luxury meets lifestyle on the banks of the river.

SMS 949Pat to 0428 166 755 for a link to the online property brochure.