

**339 Talga Road, Lovedale, NSW 2325**



**Lifestyle For Sale**

Thursday, 9 January 2025

339 Talga Road, Lovedale, NSW 2325

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1 m2**

**Type: Lifestyle**



Cain Beckett  
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## EXPRESSIONS OF INTEREST

Set on two and a half acres of park-like grounds in one of the most sought-after locations in the Hunter Valley, this stunning residence strikes a unique balance between ultra modern architecture and European romance. It is surrounded by some of the most impressive estates in Wine Country and perfectly located to take advantage of the restaurants, wineries and concert venues that the region is famous for (while also being just 45 minutes from the sandy beaches of Newcastle and two hours from the CBD of Sydney). Strong architectural lines and a bold colour palette give the property an amazing street presence and stone accents, manicured grounds and a mature fruit orchard tie it all together to make it an impressive country home. Soaring ceilings, floor to ceiling glass, multiple skylights and phenomenal natural light are the first impression inside and hardwood floors, a beautiful stone fireplace and open kitchen complement the space perfectly. The kitchen, with 900mm cooker, sleek stone tops, walk-in pantry and a dream purpose built cellar set it apart from many others. The main living space flows seamlessly to a European courtyard with a gnarly old olive tree, a stone fireplace and covered alfresco. A second living space with French Doors, and loft office is adjacent to two guest rooms which share a generous bathroom. The main bedroom is a private retreat with a luxurious ensuite, walk-in robe, and a private patio. A second loft suite is complete with its own ensuite, and a separate entrance makes it perfect for extended family, an income opportunity from AirBnB or the perfect space for adult children or intergenerational living. The entire home is kept comfortable by reverse-cycle air-conditioning, a gas fireplace and a crackling wood burning fireplace. A solar power system also ensures energy bills are always reasonable. The alfresco area includes an outdoor kitchen, bar fridge, and ceiling fans, perfect for summer entertaining. An adjoining courtyard with brand-new outdoor spa creates a stunning space for year-round gatherings. Whether you're hosting friends, enjoying a game of bocce, or simply relaxing in the spa, this home is designed for leisure. With its luxurious design and prime location, this property is a turnkey opportunity for high-end holiday accommodation. Perfectly suited for a boutique bed and breakfast, this property offers an idyllic lifestyle and the potential for a lucrative income stream. Inspection by private appointment.