

Address available on request, Wollombi, NSW 2325



Lifestyle For Sale

Wednesday, 19 June 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 63 m2

Type: Lifestyle



Garry Musgrove
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Kurt Musgrove
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Expressions of Interest

Billy Bourne Farm is one of Wollombi's finest properties, the epitome of country living at its best. Set amidst its own picturesque valley, looking over manicured green pastures, surrounded by stunning natural bushland. Stands of majestic grey gums rise up on the hill sides, with a creek winding through the valley. The approach to the homestead through the valley is just breath taking! Picture perfect, this amazing 157-acre rural holding is truly one of a kind. The homestead is made up of two main buildings, joined by an enchanting timber breezeway. Having a northerly aspect both buildings have under cover verandahs and take advantage of a stunning outlook over the property and beautiful landscaped grounds. A sparkling inground swimming pool has been nestled into the lawns and is the perfect place to sit down and relax with friends & family on lazy summer days. The main building features an amazing sandstone fireplace. The fireplace is a combined slow combustion/open French design, servicing the open plan living areas and adjoining modern kitchen. The master bedroom is privately positioned and has a well-appointed ensuite bathroom, which offers a separate shower and bathtub. A separate family bathroom services a large double bedroom. A third loft bedroom could also be used as a study. A stunning internal timber roof line with open rafters highlights the high ceilings and complements the beautiful hardwood timber floors. With many fine trimmings, the homestead has been finished to a very high standard. The second pavilion building also offers open plan living and features a slow combustion fire place, and air conditioning. The second pavilion offers a second kitchen, fully equipped with a gas cooktop, electric under bench oven and dishwasher, together with a separate bathroom. This building could be used for income-generation via AirBnb, or another short-term rental. An Olympic size horse arena with adjoining ironbark constructed horse stables, large timber barn and machinery shed, with smaller separate stables next to the main house, complete the picture to this prime Wollombi acreage! Things You Will Love about this 63.44-hectare (157 acre) rural oasis:

- Australiana style homestead
- Open plan living and dining area
- French-made combined slow combustion/open fireplace
- Split system reverse cycle air conditioning
- Master bedroom, modern ensuite with separate bath and shower, and heated towel rail
- Second double bedroom
- Third loft bedroom or study
- Family bathroom, with heated towel rail
- Under floor heating in each of the bathrooms
- Stylish modern kitchen, with electric under bench oven, induction cooktop & dishwasher
- Internal laundry room, with heated towel rail and lots of cupboard storage
- North facing under cover outdoor decking area
- Breezeway timber board walk, and wrap-around undercover verandah, providing stunning views at all points
- Additional pavilion with 4th bedroom, third bathroom and a second high-quality, fully equipped kitchen with stone bench tops, gas cooktop, electric under bench oven & dishwasher, as well as slow combustion fireplace and reverse-cycle air conditioning
- Landscaped gardens, with irrigation
- Inground saltwater swimming pool
- Olympic size horse arena
- Huge iron bark timber stables, tack room and recreation room next to arena
- Timber barn/machinery shed & additional stables near the house (separate to main stables)
- Stock proof fenced paddocks
- Post and rail fencing
- Newly constructed timber stock yard, with cattle crush & loading ramp
- Approximately 50 arable acres
- Large dam
- Approximately 100,000 litres of drinking water tank storage capacity
- Suitable for horses and livestock
- Meandering creek line
- Approx. 10 min drive to historic Wollombi village
- Convenient to local wineries, cellar doors, café's, state forest & National parks
- Approx. 80-90 min drive from M1 interchange at Wahroonga

For further details, please contact Garry M:0429 663 026 and Kurt M:0497 281 475 Property Code: 330