

350 Wollombi Road, Broke, NSW, 2330

Rural For Sale

Wednesday, 23 October 2024



350 Wollombi Road, Broke, NSW, 2330

Bedrooms: 2

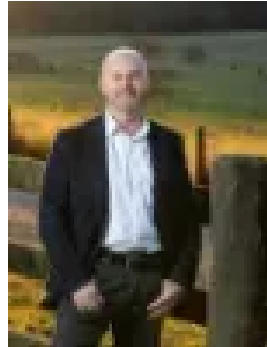
Bathrooms: 2

Parkings: 2

Type: Rural



Kurt Musgrove



Garry Musgrove

'Greenway' - A Rare Opportunity to Purchase an Established Boutique Cellar Door, Weekender or Hobby Farm

Encompassed on 3 sides by a semi-circle of foothills of the broken back ranges and set against the banks of the trickling Wollombi Brook, this country style Red Barn sits proud in its own majestic valley only 3.5kms south of the Broke Village.

Oozing street appeal, the Greenway entry is through timber post and beam black fencing flanked by a line of established magnolia trees setting the scene for what you will find inside. A private gravel road meanders one through and around the vineyard with its rose planted ends, and past a feature dam to a centre of the rear paddock, and toward the Red Barn, which is discretely located at the back of the site

The Boutique Vineyard has 7.5 acres of vines, all irrigated, with varieties of Fiano, Pinot Grigio, Gewurz Traminer, Merlot and Shiraz/Teroldego - a varietal so rare, that this is vineyard number 5 in Australia to boast plantings of Teroldego.

A feature 2mgL dam, with pump house, serves not only as an aesthetic dream but also a practical water source for the acreage. A timber jetty, dragon fly sculpture water feature and picnic area surround the dam. The property is well equipped in regard to water, including:

- Access to 6MgL allocation of water via its PID (Private Irrigation District) pumped from the Hunter River
- Water Access Rights to pump from the Wollombi Brook (WAL)
- Has an extensive internal irrigation system in place to manage the established landscaping

At the end of the road you will find the Red Barn, tucked away behind a grove of mature casuarina trees that can be lit up with festoon lighting for night festivities and then a substantial orchard appears as you approach the barn entry. The barn is currently used as a cellar door – and as a weekender.

The barn boasts a loft bedroom accessed by a spiral staircase overlooking the living/dining/kitchen area. Below the loft is a bathroom and laundry, and a storeroom – that could be easily converted into a second bedroom.

Entering the barn you instantly appreciate the French pattern Travertine stone floors (both inside and in adjacent outdoor areas). A stunning stone clad luxury wood burning fireplace (Cheminees Philippe) is a beautiful design feature that will also keep the barn cozy in the cooler months.

The new kitchen boasts stone benchtops and a central island with a dishwasher and SMEG appliances - electric 2-burner cooktop and speed oven (combo microwave and oven). The finishings inside are top quality, including Tovo feature lighting & dazzling chandelier. There is reverse cycle air conditioning and a ceiling fan to keep things comfortable inside all year round.

Behind the Barn is a separate cabin – with accessible amenities – that could also be a third bedroom. Adjacent, is a good-sized machinery shed on a concrete slab with power connected. The property is serviced by mains power, tank water (34,000L) and an aerated septic system.

In all, the building complex has up to 3 bedrooms, 2.5 bathrooms, significant outdoor and undercover pergola space, and it is completely fenced and landscaped within.

A large 7m diameter 'gabian rock walled' fire pit is the perfect place for entertaining guests and star gazing on those clear winter night skies.

For the adventurous, there is a large tree house in a huge casuarina tree and a lovely walk down to the Wollombi Brook adjoining the property which also makes a great camp site area.

An irrigated propagation compound with bush house and raised vegetable gardens provides the means for a self-sustainable country lifestyle. The extensive list of fruit trees on the property includes;

Pomegranate

Cherry

Pear x 3

Blood Orange

Valenca Orange

Imperial mandarin x 2

Apricot x 2

Nectarines x 2- Fantasia & Early Rivers

Apples x 3 – granny smith & pink lady

Plum x 2

Quince x 2

Almond

Meyer lemon

Common lemon

Kaffir lime

Orange

Mulberry

Fig

The acreage also holds a dwelling entitlement, meaning you could build your dream country home (STCA) amongst the existing vineyard and improvements.

For further details on this gorgeous acreage, please contact Kurt Musgrove: 0497 281 475 or Garry Musgrove: 0429 663 026.

Property Code: 420