



248 Ellalong Road, Ellalong

\$680,000 - \$720,000

LOCATION & LIFESTYLE!

Web ID: 32718101935

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MATHEW SYLVESTER
0401 255 656

Country living has never been better with a relaxing bush outlook situated close to town. Situated in the heart of Ellalong this peaceful property sits proudly on a 10 acre parcel & is a tranquil oasis, perfect for anyone wanting a balanced blend of modern living with a country lifestyle.

Step inside this home and you will be totally impressed. Comprising of 3 bedrooms all with built-in robes, master bedroom has a generous size ensuite. Other features include, large living areas tiled floors, reverse cycle split system air conditioning in the lounge & 2 bedrooms, large rear entertaining area overlooking the property, large shed with power, roller door to accommodate your boat or caravan, 1 x dam and landscaped gardens. With many extra inclusions this acreage represents great value

Property features:

- Tiled living areas
- 5 kennels in the shed
- Open plan living
- Split system reverse cycle air-conditioner & fan in the lounge room, with access to the carport area
- Spacious laundry with outside access
- Kitchen with electric cooking, great storage, a breakfast bar & an amazing view from the kitchen sink
- 2 tanks both pumps have been recently replaced
- 10 acres, roughly half cleared
- Triple carport
- Dam
- Steel framed house
- 3 reverse cycle split system air conditioners
- Established gardens
- Electric hot water system
- Double garage with insulation

Outside, the family will love the alfresco area to capture the views of the dam & acreage. The property would be ideal for those with horses, or wanting a hobby farm.



SYLVESTER
Real Estate

Where A Handshake Still Counts!

This peaceful property is nestled approximately 15 minutes from the famous Hunter Valley wineries and restaurants, 2 hours from Sydney and 50 minutes to Newcastle's beaches.
Call Mathew Sylvester on 0401 255 656.