



SOLD

GRAND COUNTRY MANOR ON 93 ACRES ONLY 25 MINUTES DRIVE TO PORT MACQUARIE

A truly extraordinary home with sweeping valley views of Mount Cairncross and surrounds. A beautifully designed sandstone country manor and guest cottage. Every little bit of detail has been considered in the construction of this quality home. The owners built this stunning home as their "forever home" but life has changed and it's time to move on. Gum Scrub is located approx. 25 minutes north of Port Macquarie and beaches.

- Set on 93 acres (37.6ha) currently grazing beef cattle
- Spacious and free-flowing living, which connects effortlessly to dining, kitchen and wrap around verandah that overlooks the inground swimming pool.
- Stunning views from every aspect can be enjoyed from indoors and the wide wraparound verandahs, which presents a picturesque valley views
- Covered gazebo off the inground swimming pool
- A footprint of over 600sqm of living integrates formal lounge, separate sitting/piano room and a large open plan family room with gourmet kitchen.
- 40mm stone benchtops, walk-in pantry and Belling dual fuel range with double oven, this work space is equipped to cater to everyday living and large scale entertaining.
- Family accommodation is generous in proportion - the master suite enjoys walk-in robe and a full sized ensuite with a claw bath and stunning timber vanity.
- Study/4th bedroom has an attic with built-in access and an engineered floor to cater to heavy storage.
- Aluminium sash windows and French doors draw abundant natural light and breezes
- Spotted Gum flooring, high ceilings and ornate cornices add character
- Zoned ducted reverse cycle air conditioning and ambient slow combustion wood fire provide seasonal comfort.
- A spacious fully self-contained cottage with one bedroom, open plan living, galley style kitchen, r/c air conditioning and covered access to the main house is constructed to the same exacting standards
- Gas bayonet fixtures to both house and cottage, custom built cabinetry with internal lighting, ceiling fans and stunning pendant lighting.
- 95% cleared property is split into two paddocks, has two dams, a creek and massive 150,000 litres (approx.) of rainwater storage
- 19x9m triple bay machinery shed with shower, toilet and two bay carport and 4.5kw solar

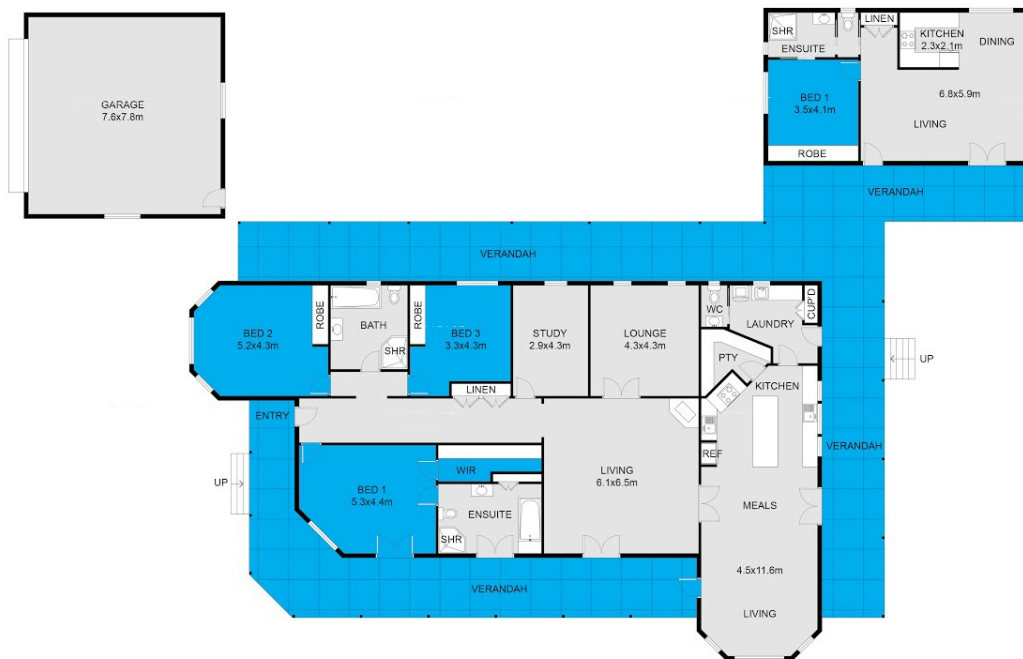
5 BED | 4 BATH | 6 CAR

PRICE:
\$1,581,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR PLAN
551 sqm

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454 Ballengara Bransdon Road Gum Scrub

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.