



FOR SALE

PRIVATE ACREAGE RETREAT WITH POOL & ENDLESS POTENTIAL

Escape to your own peaceful sanctuary at 32 Manhire Road, where space, serenity and lifestyle come together on an impressive approx. 9,883sqm (approx. 2.44 acres) of mostly cleared, usable land.

Unwind at the end of the day in your solar-heated, fresh water pool, perfectly positioned to be enjoyed from the charming front verandah overlooking the grounds. With manicured lawns and wide-open space, this property offers the perfect balance of relaxation and opportunity.

The existing two-bedroom home features a fresh, modern interior, including a stylish open plan kitchen, a modern main bathroom, and reverse cycle split system air conditioning for year-round comfort. The master bedroom is complete with a built-in robe, adding practicality to the home's comfortable layout.

A standout feature is the enormous 12m x 16m American barn-style shed, complete with a second bathroom, kitchenette, and laundry, making it ideal for guest accommodation, a workshop, or extended family use. With 3-phase power connected, it's also perfectly suited for trades, machinery or business purposes.

Adding exceptional future value, the property comes with DA approval for a four-bedroom home. Even better, much of the groundwork is already complete, including footings laid, plus power and water connected to the new home site saving you significant time and cost when you're ready to build. Plans for the approved home are available on request to genuinely interested parties.

Water security is well covered with three substantial tanks, including two 25,000L above-ground tanks and a massive 75,000L underground tank. Perfectly positioned for lifestyle and convenience, the property is just moments from Wyee Shopping Village, with easy access to the M1 Motorway for commuting to Sydney or Newcastle. Spend your weekends exploring nearby coastal beaches, enjoying the waterways of Tuggerah Lakes, or relaxing along the shores of Lake Macquarie, all within a short drive.

Whether you're looking for a peaceful acreage escape, a functional lifestyle property, or a ready-to-go building opportunity, this is a rare offering with so much already in place.

2 BED | 2 BATH | 8 CAR

PRICE:

Price Guide \$1,550,000

OPEN FOR INSPECTION:

N/A



Murray Field

0422074041

murray.field@atrealty.com.au

www.atrealty.com.au



Disclaimer:

This floorplan is for marketing purposes only and is not to scale. All dimensions and areas are approximate. Prospective purchasers should rely on their own enquiries and independent measurements.



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.