

A Class of its Own

Superb inclusions and finishes and a grand, generous sense of space ensure this house proudly stands on the streetscape. It's near enough to modern conveniences, yet far enough away for a perfect lifestyle.





At day's end, there is nothing more relaxing than arriving home to enjoy a peaceful bushland setting, to perhaps sit on one of the front and rear verandahs, sip a fine wine and watch the native birds fossick for their evening meal and the kangaroos graze in the paddocks behind.

The only sound to be heard is the ring call of the hidden bellbirds.

Nestled at the end of a long driveway is a luxurious architect-designed, lifestyle residence set on a quiet country road, only 8 mins from Cessnock City CBD.

The residence boasts quality finishes and generous proportions throughout. All the inclusions befit a home of superior calibre such as polished timber floors, security alarm and zoned ducted air conditioning.

A feature of this homestead-style residence is that it has carefully been integrated with the surrounding natural bush and is surrounded by specially created garden rooms and expansive Sir Walter Buffalo lawns.

The long driveway has been planted on both sides with coral shaded standard crepe myrtles. In less than three years, the owners have transformed the 5-acre block by removing the scrub and undergrowth to create defined garden rooms.

Taking centre stage midst the expansive lawn area is a traditional timber summer house ringed with one metre high French lavender bushes. The garden below features a



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screened bank of fast-maturing trees such as crepe myrtles, tallwoods, bottle brush and natives and rose gardens filled with white and burgundy iceberg roses. These gardens flow across lawn to a designated David Austin rose garden and a three-tier water fountain surrounded by lavender, agapanthus, roses and purple catmint.

Master built by national award-winning builders, Stibbard Homes of Singleton just eight years ago, the home is contemporary in design with pavilion roof line and high ceilings throughout.

You step onto the wide, full-length verandah to the front door which opens to a study on one side and a formal lounge with two sets of bi-fold glass and timber doors creating a define space.

A dual-sided Cheminees Chazelle's European glass doors fireplace offers reliable and energy-efficient slow combustion wood heating in the formal and informal living rooms, allowing the enjoyment and atmosphere of an open fire.

The informal living area centres around the connoisseur's galley-style kitchen with CaesarStone benchtops and polyurethane cupboards and a six-burner gas stainless steel stove with electric oven.

The dishwasher is discreetly concealed with panelling to match the kitchen cupboards. At the far end of the kitchen is a massive walk-in pantry. >



This open plan kitchen is pivotal to the informal dining room and family room which features bi-fold glass and timber doors opening through onto a tiled indoor/outdoor covered, screened room.

From this aspect you can enjoy the tranquil paddocks beyond, looking across the well-maintained grassed areas as the eye skims across the line of the inground self-cleaning saltwater swimming pool.

This spacious indoor/outdoor room comfortably



accommodates a 10-seater dining table and is the perfect setting to enjoy casual dining with family and a tranquil place to read the Sunday papers whilst enjoying a leisurely breakfast.

The room is fully screened with the new regulation fireproof stainless steel screen mesh with the bottom section reinforced with pet proof stainless mesh.

The master parents' retreat is a separate wing, housing a walk-in robe room and a floor-to-ceiling tiled en suite, with double shower heads, double hand basins, a linen cupboard



and separate toilet and a sitting area – perfect for those much-needed quiet times.

The private bedroom has expansive windows which enjoy a front garden aspect with paddock views at the rear.

The floor plan design is well suited to family living with a separate side entrance which leads to three additional double-bedroom sized rooms, all with floor-to-ceiling cupboards.

These rooms are serviced by a three-way bathroom with a shower and a luxurious deep, soaking bath, a powder room with double hand basins and a separate toilet.

Guests and family members have the luxury of their own private living space of the house. The design definitely lends itself perfectly to extended family and guest living or B & B style accommodation.



For the man on the go, there is an expansive country-style, concrete-floored, massive shed with loft-style attic storage fronted by a three-car carport. At the rear there is ample room for winter firewood storage as well as a shed to house a tractor, ride-on mower and tools.

The entire 5 acre property is fully fenced and the resort-style atmosphere is accentuated by a pizza-style wood-fired oven with nearby outdoor seating on a deck adjacent to the pool area.

At the base of the acreage is a sizeable dam. The lushness and security of the water pond attract visiting black swans, and an array of migratory waterbirds and families of ducks wading and looking for food.



Most people opting for a tree change in the Hunter Region are making a long-term lifestyle decision for themselves and family – they still want a home with character and of a high calibre with close proximity to modern conveniences and services.

This property offers it all, 8kms from Cessnock City, 20 mins to the heart of Pokolbin's vineyards and restaurants, and 40 mins to Newcastle City and beaches.

After establishing a garden befitting the design of this master built home the owner now has time to enjoy the peaceful ambience, watch the grass grow and the trees mature. 🌱

