



416 Gunjula Drive, THE BRANCH, NSW 2425

A Distinctive, Private, Rural Lifestyle Sanctuary

40.47 hectares, 100.00 acres

Architectural Design Meets Country Serenity.

Experience the sophistication of rural life in this exquisite, architect-designed residence. Perfectly positioned on approximately 100 acres in a sought-after area, this single-level masterpiece combines contemporary design, luxurious comfort, and breathtaking scenery providing the ultimate retreat for those seeking both elegance, open space and star gazing!

Architectural Brilliance & Effortless Flow.

A clever modular layout connects three light-filled wings, each designed for seamless living and natural privacy. The central hub features an expansive open-plan kitchen, dining, and living space. The kitchen is a statement in form and function - showcasing a large island bench/breakfast bar, soft-close cabinetry, generous pantry, quality appliances, easy care finishes and style. Another feature in this space is the soaring ceiling framed by walls of glass to capture the panoramic views of the rural surrounds and landscaped gardens. Rich Jarrah solid timber floors plus handcrafted light fittings and plantation shutters create warmth with sophistication.

TYPE: Sold

INTERNET ID: L35986337

SALE DETAILS

\$1.9 Million

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
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Denise Haynes
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Private Sanctuaries for Relaxation.

The master suite is a true retreat, offering a king-sized bedroom, sleek ensuite including spa, walk-in robe, private study/lounge and direct deck access.

The guest wing, thoughtfully positioned for separation and privacy, features three generous bedrooms, a sound-proofed home theatre, second living area or 5th bedroom, and a beautifully appointed three-way family bathroom.

Every detail has been considered: from the well-equipped laundry and abundant storage to premium fixtures, slow combustion wood fire, louvre windows, reverse-cycle air-conditioning, a solar system plus mains power.

The living space leads to front and rear timber verandahs and a vast entertaining deck encouraging indoor outdoor living. There is also a firepit with large sandstone slab seating for relaxing evenings with friends and family.

Equestrian, Grazing & Lifestyle Perfection

Catching a glimpse of the impressive home, as you enter via the meandering tree-lined driveway, you will also notice the property's landscape. It is ever so gently undulating and fully fenced and traversed by a meandering creek, which has been separated to create a private protected sanctuary.

There are dams, two featuring timber jetties, one is landscaped with lovely Australian Native Plants and a lovely feature within the garden. They are perfect for stocking with fish, boating, swimming or meditating by.

Ideal for horses, cattle or a boutique hobby farm, the land currently carries approximately 16 head but has previously carried 40 head year-round and offers multiple paddock options. Adding to this is the steel stock yards, crush and race.

Garden beds house a mix of Australian Native plants, tree's, hedging plus there's herbs and vegetables, bringing a touch of self-sufficiency.

A 5-bay steel shed (with three lock-up roller doors and two open bays) provides ample room for vehicles, floats, equipment or future stable conversion.

A Private Sanctuary Within Easy Reach

An approximate 15-minute drive from the Pacific Highway, Karuah and its pristine waterways, 30 minutes to Hawks Nest's stunning beaches, 45 minutes to Newcastle international airport, an hour from Newcastle CBD, and 2hrs from Sydney, this location offers the perfect balance of rural peace and urban convenience.

Whether as a refined country home or a luxurious weekender, this property delivers a level of design, quality, and lifestyle rarely found.

A statement of modern rural elegance - where privacy, comfort, and style unite in perfect harmony.

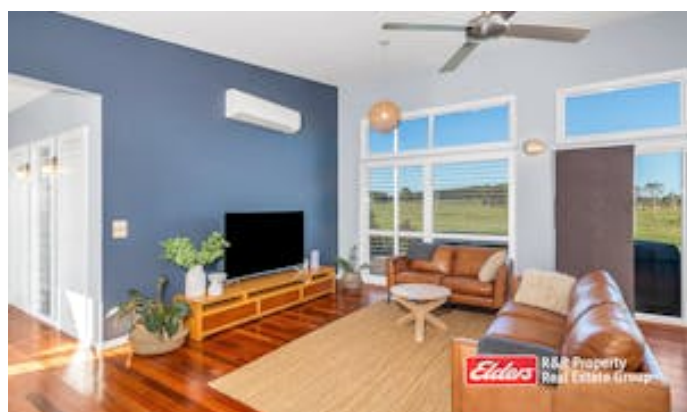
For your private inspection contact Denise Haynes Elders R&R Property on 0414 725 482.

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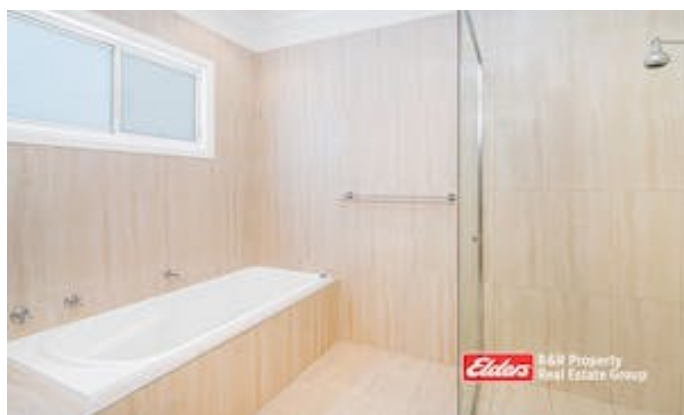
- Land Area 40.468564 hectares
- Bedrooms: 5
- Bathrooms: 2

HOMESTEAD

Bedrooms	5
Bathrooms	2











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Internal Floor Area: 221m²

Land Area: 103ac



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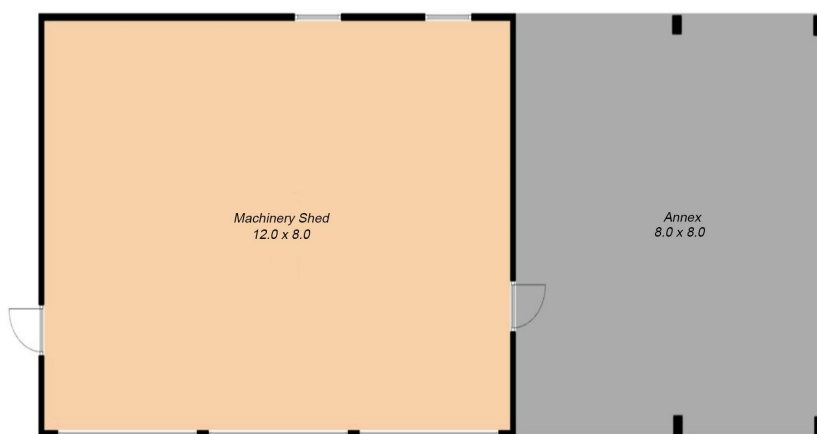


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Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.



Sheds and Outbuildings

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