



1312 Chichester Road, Chichester via, DUNGOG, NSW 2420

Country Charm with Modern Comforts - "WINTER HILL"

130.00 hectares, 321.23 acres

Nestled at the foothills of the Barrington Tops, Winter Hill spans an impressive 130 hectares (across two titles), offering a lifestyle defined by privacy, sustainability and breathtaking scenery. Set within a picturesque valley, the property is graced by a permanent creek that meanders throughout, enriching the land and enhancing its idyllic rural charm. A place of outstanding natural beauty and exceptional versatility, Winter Hill presents an extraordinary opportunity to secure a truly special holding in one of the region's most desirable rural landscapes.

Discover the perfect blend of character, comfort, and country lifestyle in this beautifully presented 4-bedroom home. Set in a peaceful rural setting, this property offers everything you need for relaxed family living with space to breathe and room to grow.

Inside the home

- 4 spacious bedrooms - one with A/C, three with ceiling fans
- Carpeted bedrooms and lounge for comfort

TYPE: For Sale

INTERNET ID: L37438818

SALE DETAILS

**CONTACT AGENT -
Private Inspections
Only**

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208

Sally Koppers
0438899703

- Stunning original timber flooring in the kitchen, dining, and entry
- Stylishly renovated bathroom with clawfoot bath, shower, and toilet
- Second separate toilet for convenience
- Additional shower in the laundry/mudroom
- Air-conditioned living area plus two slow-combustion wood heaters for cosy winters
- 6kW solar system with 6kW battery - energy efficiency and sustainability
- Huge, north-facing, insect-proof entertaining room
- East-facing breakfast verandah - perfect for your morning coffee
- West-facing, fully screened utility/rumpus area

Water & Paddocks

- Connected carport and 22,000L water tank
- Permanent creek meanders through the property
- 8 fully fenced paddocks and 6 permanent dams

Carrying Capacity

- 25 cows

Shedding

- Two large sheds, each with its own 22,000L water tank
- 3-bay equipment shed
- 3-bay workshop/storage shed

Outdoors:

- Low-maintenance, rambling country garden
- Electrified chicken coop and run
- Secure, spacious dog run
- Large, fully fenced vegetable garden ready for planting
- Mature deciduous trees provide summer shade and year-round beauty
- Blocks are predominately native hardwood species including Mahogany, Grey Gum, Turpentine, tallow and angophora.

Wildlife:

- You will find koalas, echidnas, wallabies, quolls, greater gliders and birdlife in abundance.
- 8 fully fenced paddocks and 6 permanent dams
- Established tracks throughout the back forest - ideal for exploring, riding, or simply

enjoying nature

- Home to platypus in the Chichester River

This property offers the perfect rural lifestyle - space, sustainability, and serenity, all in one exceptional package.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 130 hectares
- Bedrooms: 4
- Bathrooms: 2

TITLE/POSSESSION

Rates	3200 per annum
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HOMESTEAD

Bedrooms	4
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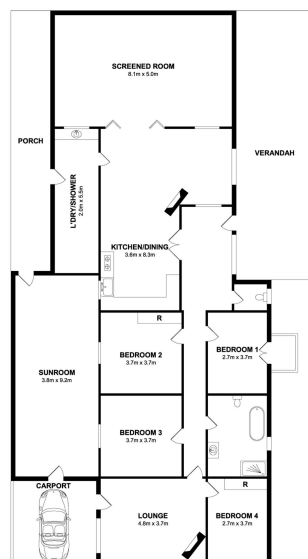
Bathrooms	2
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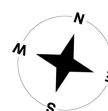








SITE PLAN



Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Real Estate

1312 Chichester Road, Chichester
Total Approx Floor Area 230.41 sq.m