



## 1136 Markwell Road, MARKWELL, NSW 2423

### Acreage Lifestyle with Space to Entertain and Unwind

Set high on the hillside in the picturesque Markwell Valley, this brick and colorbond family home captures some of the most breathtaking views in the region. Resting on approx. 14 acres, it offers established gardens, generous shedding, and the perfect balance of privacy and rural lifestyle.

Bathed in natural light, the home features tiled floors, pitched ceilings, and an open-plan layout that connects the living, kitchen, and dining spaces with ease. An indoor alfresco flows seamlessly onto the entertainer's deck, providing over 110m<sup>2</sup> of space to soak in the sweeping mountain, valley, and garden vistas.

The home comprises three bedrooms, serviced by a central bathroom, while the kitchen is complete with timber cabinetry and a dishwasher. Year-round comfort is assured with reverse-cycle air-conditioning and ceiling fans in the bedrooms and a 6.2kw solar system.

Outdoors, the property boasts landscaped gardens, a cozy firepit, single stock paddock, permanent dam, approximately 47,000L of rainwater storage, and a large shed with an attached carport.

**TYPE:** For Sale

**INTERNET ID:** L39738440

**SALE DETAILS**

**\$1,100,000**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Rikki-Lee Day**  
0427658146

An ideal choice for those seeking a peaceful lifestyle without sacrificing access to schools, shops and everyday essentials.

Within easy access to the Bulahdelah township 13min (12km) & Gloucester 70mins (75km) including school, shops, services, the stunning Myall River and Lakes waterways, plus the M1 Motorway just beyond. Newcastle Airport 65min (88km) and Sydney approx. 3hrs.

For more information and to organise an inspection, please contact Rikki-Lee Day on 0427 658 146

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 14 acres
- Building Area: 209.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 5 car garage
- Double carport
- Floorboards









1136 Markwell Road, Markwell, NSW, 2423

Internal Floor Area: 209m<sup>2</sup>  
 Land Area: 14ac



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.