



646 Newmans Road, WOOTTON, NSW 2423

A Relaxed Lifestyle of Peace and Privacy

Tucked away amongst peaceful bushland and vibrant forest, this property is a true private escape—a sanctuary where nature and comfort come together. The 1990s timber and Colorbond home invites you to slow down and enjoy life, with three bedrooms including a master wing with an ensuite, and a newly renovated main bathroom. The living spaces are designed to capture light, warmth, and the surrounding greenery.

Step into the open living and dining area, where soaring 5.5m cathedral ceilings, timber floorboards, a cozy slow-combustion fireplace, and reverse-cycle air conditioning create a welcoming space for family and friends. The central kitchen, complete with walk-in pantry, gas cooktop, oven, and dishwasher, flows seamlessly into a breakfast nook or office space. Wraparound verandahs, and a spa provide the perfect spots to relax, unwind, and soak up the tranquil bushland setting.

This property is designed for a relaxed lifestyle with an established orchard including finger lime, mandarin, kaffir lime, lime, peach and apricot trees. A fenced vegetable garden offers wildlife-protected space to grow your own food. Seven dams, a natural creekline and fenced paddocks provide water and space for cattle, horses or alpaca. A 64sqm studio with bathroom, four-car carport, and additional shed space support hobbies, guests, or storage.

TYPE: For Sale

INTERNET ID: L39738447

SALE DETAILS

\$1,045,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Rikki-Lee Day
0427658146

A solar power system and 40,000L of rainwater storage complete this rural retreat.

The MidCoast region of Wootton and its surrounds has become a favourite for the creative community, serving both as an artist's retreat and a sought-after holiday destination, thanks to its proximity to the coast and the picturesque Myall Lakes.

Here, life is about reconnecting with nature, embracing the outdoors, and enjoying the peace and privacy. Located an easy 30 minutes (26km) to Bulahdelah, 1 hour (67km) to Taree and 45 minutes (38km) to the beautiful beaches of Seal Rocks. Sydney approx 3hrs (265km).

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 13 acres
- Building Area: 146.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Ensuite
- Floorboards









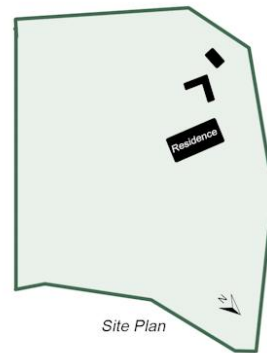
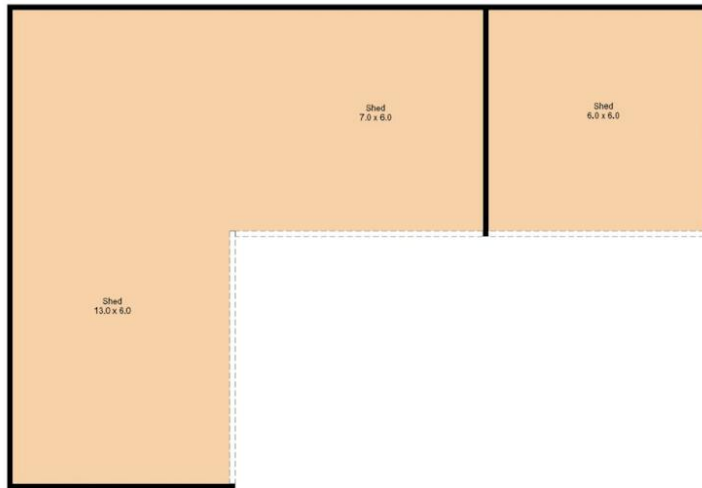


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Residence

Internal Floor Area: 146m²
 Land Area: 12.7ac

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.



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Outbuildings

Studio
Shed

68m²
155m²

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