



1247 Gresford Road, VACY, NSW 2421

"Space, Serenity and Style - Exceptional Acreage Property in Vacy"

35.11 hectares, 86.75 acres

Take in the amazing rural vistas from this exquisite lifestyle estate, idyllically positioned just a short drive from Maitland. Set on 35.11 ha (86.75 acres), Rosenbrae offers a rare balance of open space, serenity and convenience - the perfect retreat for families, hobby farmers or those seeking a peaceful country escape.

With lovingly maintained gardens and mature shade trees, the beautifully presented single-level homestead has plenty of natural light. Crisp white interiors complement parquet floors and rich cedar detailing, creating warm and inviting living spaces throughout. Versatility abounds with multiple living zones, including a spacious lounge with a combustion fireplace and a large separate rumpus ideal as a home office or games room.

The well-appointed kitchen features excellent pantry storage and a breakfast bar, while the seamless flow to the outdoors invites relaxation and effortless entertaining. Enjoy morning coffee on the sunlit courtyard, unwind on the wide front verandah, or host memorable gatherings on the covered rear terrace overlooking tranquil rural surrounds.

TYPE: For Sale

INTERNET ID: L39739229

SALE DETAILS

CONTACT AGENT

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
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The master bedroom is a peaceful space, complete with walk-in wardrobe, ensuite and direct verandah access. Two additional bedrooms include built-in wardrobes and share a well-designed family bathroom.

The driveway winds through rolling paddocks dotted with dams, leading to extensive shedding and infrastructure. A large triple garage with workshop space, additional storage shed, carport, hay shed and horse stables provide endless potential. The acreage offers scope for livestock, farming pursuits, or the addition of a pool, tennis court or equestrian facilities (STCA).

Property Features

- Built in 1972
- Three-bedroom + study single-level home on 35.11 ha (86.75 acres)
- Solar panels
- Wallabies, plenty of birdlife, fruit trees in abundance
- Multiple living zones including lounge with combustion fire and large rumpus/office
- Kitchen with electric stove
- Master bedroom with walk-in robe, ensuite and verandah access
- Split system air conditioning and internal laundry
- Excellent outdoor entertaining spaces including sunny courtyard and covered terrace
- Triple garage/workshop + storage shed + carport + hay shed + horse stables
- 9 dams and usable land for livestock or farming (pump for front dam, gravity fed)
- Termite barrier set up
- Tank water
- Zoned for Vacy Public School and Dungog High School
- Approx. 5 minutes to Vacy village, 30 minutes to Maitland, 35 minutes to Green Hills

Your Hunter Valley lifestyle awaits.

Private Inspections only - to be organised with agent

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 35.106479 hectares
- Bedrooms: 4
- Bathrooms: 2

TITLE/POSSESSION

Rates 3400 per annum

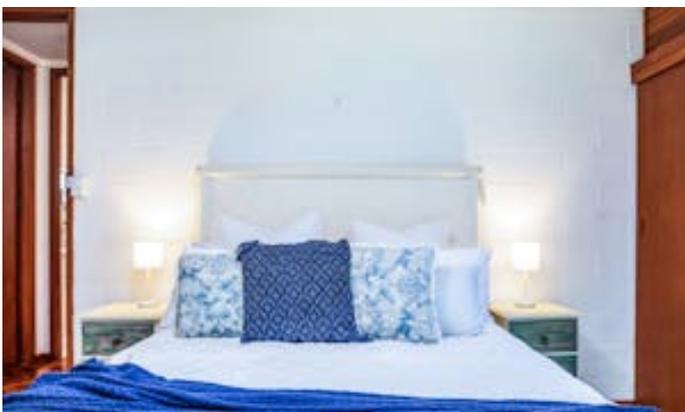
HOMESTEAD

Bedrooms 4

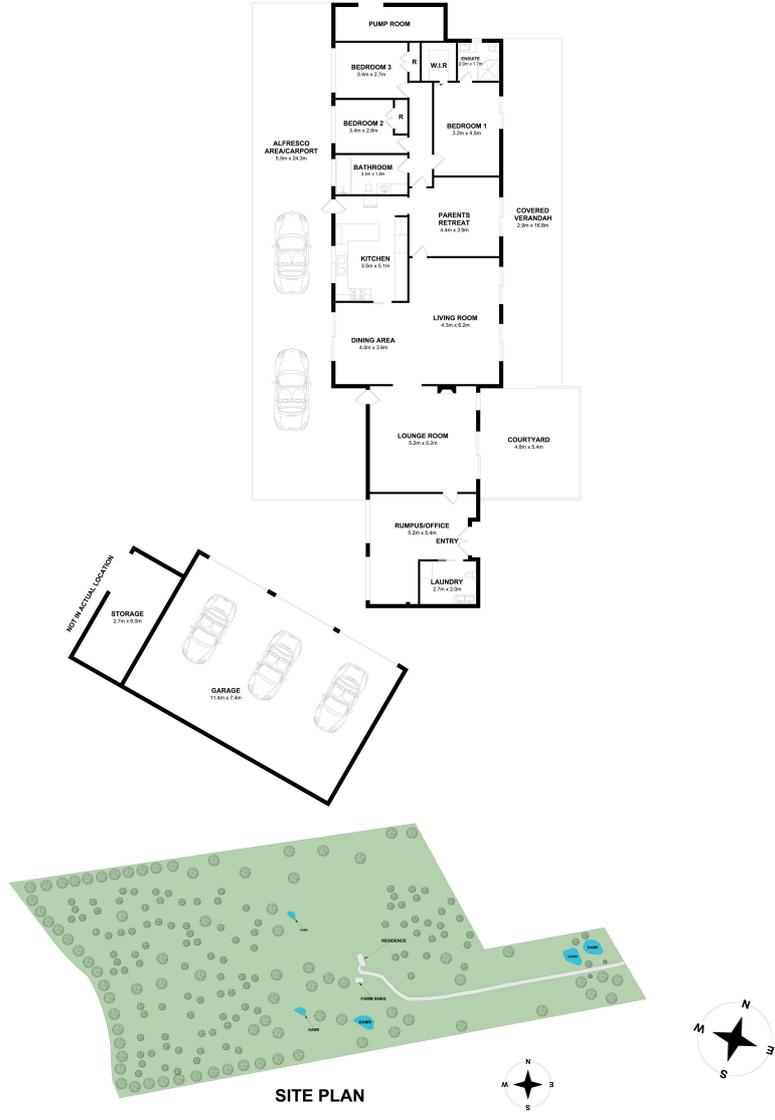
Bathrooms 2











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

1247 Gresford Road, Vacy
Total Approx Floor Area 297.60 sq.m