

"Runnymead Borambil Creek Rd, Willow Tree, NSW 2339

Sold - \$1,975,000

Lifestyle 5 3 6



"Runnymead" Picturesque Hilltop Hideaway

Perched atop a serene hillside, "Runnymead" offers a picturesque escape with sweeping views of the surrounding countryside. This stunning property presents a harmonious blend of luxurious family living, agricultural potential, and natural beauty, making it an idyllic lifestyle package for those seeking tranquility, refinement and productivity.

Open for Inspection

By Appointment.

- **Homestead:** A meticulously designed 5-bedroom, 3-bathroom residence serves as the centerpiece of the property, boasting spacious interiors and seamless transitions to outdoor living spaces. With expansive living areas that lead to the inviting pool, meticulously landscaped gardens and outdoor living spaces. The master suite boasts a walk in robe and en-suite with large doors opening up to the green surrounds of the garden. Adding to the stylish appeal and versatility of the home is the "Loft suite". A private space ideal for guests or a parents retreat opening up to a large balcony with arguably the best views in the district. Look out unimpeded over Willow Tree all the way to the twinkling lights of Quirindi.
- **Agricultural Potential:** Spread across 206 fertile acres, "Runnymead" offers a wealth of opportunities for agricultural endeavors. The property features a significant portion of arable country, making it well-suited for livestock and equine pursuits. Equipped with quality infrastructure, including stables, a feed room, an arena, steel cattle yards and robust fencing, "Runnymead" is ready for your livestock immediately.
- **Water is abundant** on the property, facilitated by a reliable bore with reliable reticulation system that supplies troughs in each paddock. A standout feature is the exceptional spring on-site, ensuring access to high-quality water even during dry conditions.
- **Convenient Location:** Situated just minutes from the charming township of Willow Tree, residents can enjoy easy access to local amenities, including cafes, shops, and the renowned Graze Inn, one of the best pub restaurants in Australia. The property also offers proximity to essential facilities such as a primary school and a train station, facilitating seamless connectivity to urban centers and regional hubs. 270kms from Sydney & 150km from Newcastle.

"Runnymead" offers a perfect blend of luxury, agricultural potential, and natural serenity. From the stunning residence and expansive grounds to the well-appointed infrastructure and convenient location, this property embodies the essence of refined country living. Escape the hustle and bustle of urban life and immerse yourself in the tranquility and elegance of "Runnymead. Give me a call today to organise your own private inspection.

Listed By  
Stephen Johnston

