

## 'Bunderra' Grasstree Row, Muswellbrook, NSW 2333

\$1,800,000 - \$1,900,000

Lifestyle 5  3  6 



### Secret Luxury Rural Lifestyle Awaits...

The secret is out! "Bunderra" is a unique 110ac rural lifestyle property and architecturally designed homestead, situated in the beautiful Upper Hunter Valley, just 1.5hrs from Newcastle & 2.45hrs from Sydney. Offering luxurious living and expansive landscapes just 10 minutes from the regional centre of Muswellbrook. The home blends seamlessly into the natural bushland, boasting a refined style, family friendly functional design and touches of the unexpected. Your family deserves this magnificent rural lifestyle package.

#### Open for Inspection

By Appointment.

"Bunderra" Homestead Built in 2010:

- ? The residence offers a family-friendly layout with well-appointed bedrooms and a central living space that connects seamlessly with the outdoors
- ? The kitchen is a highlight, equipped with top-of-the-line appliances, ample storage, and sleek contemporary finishes and a large walk-in pantry
- ? The lower-level features two spacious bedrooms with plush carpet and large walk-behind wardrobes. There is also an additional bedroom or study, stylish family bathroom, and well-appointed laundry. The living spaces are filled with an abundance of natural light through the expanses of large glass windows and doors. Opening up to the extra wide wrap around verandahs and onto the stunning inground pool. The flow from indoor to outdoor living is effortless. Days on the verandahs entertaining friends and watching the kids running in and out of these magical spaces and into the pool will be well spent.
- ? Connecting the levels is a stylish timber and iron spiral staircase. The upper level of the homestead is all about comfort, luxury with a touch of romance! The ultimate parents retreat. Not one but two identical master bedrooms are separated by a stunning Romeo & Juliet Balcony providing a vista over the picturesque and private property, mature eucalypts and surrounding hills. The luxurious ensuite, large windows, plush carpets and ample storage spaces all combine to maximise comfort and practicality.
- ? Practical necessities have not been overlooked - There is a large family sized laundry with ample space in the adjoining walk-in linen cupboard with laundry chute from top level. All year-round comfort in assured with ducted air-conditioning throughout and a cozy wood fire heater in the main living area.
- ? A home the most discerning buyer will be proud to call their own.

? Not just a shed, its a man's paradise! And this shed is a beauty! 18.5m x 14m 3 bay fully insulated American barn style. The shed is equipped with a bathroom, fireplace and bar area to relax and watch the footy. Heaps of floor area for storage or a workshop plus a mezzanine level to maximise space. There is also 2 skillion roofs built off each side of the shed providing even more space for everything you could need.

"Bunderra" Grounds & Agricultural Pursuits:

#### Listed By

Stephen Johnston

