



214 Mill Lane Quorrobolong, NSW

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A picture-perfect rural escape

Sitting on some of the most fertile and picturesque land in the Hunter Valley, this quality 2-bedroom home plus self-contained studio makes a perfect base for those seeking a cherished rural lifestyle on a permanent or part-time basis. Nestled on 4.84Ha (11.96Ac), it showcases 3 stables, 1 dam, a permanent creek and is lush grazing land, with world-class wineries and restaurants only 30-minutes from the door.

- 2-bedroom brick and tiled home, backdropped by the Watagan Mountains
- Living/dining area hosts spotted gum timber floorboards, air-con, fireplace
- Neat kitchen with stunning farmland views and plentiful storage
- Two large bedrooms with robes supported by a spacious bathroom
- Wrap around verandah soaks in flawless views from every direction
- Separate studio with kitchenette, shower, toilet and air-conditioning
- Spring fed dam, 9 solar panels, an approx. 40,000L of tank water storage
- Fenced into 3 separate paddocks with NBN & Foxtel availability

Price: \$843,000
Council Rates: \$589.00 p/q



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The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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