

## 28 Rusty Lane, Branxton, NSW 2335

Call Agent

House 4 2 2



### PRIVATE RURAL LIVING AMONGST THE TREES

Only nine kilometres from the Branxton entrance of the Hunter Expressway, this rural property features a comfortable country style four bedroom home on approximately 32 acres of land with beautiful mountain views. The home has a formal lounge room with reverse cycle air-conditioning and a slow combustion fire for those cold winter nights. The open plan kitchen and dining area leads out to the enclosed entertaining rooms at the rear of the home. The covered wrap around verandah overlooks the in-ground pool, which is situated in front of the home.

**Open for Inspection**

By Appointment.

Three of the four bedrooms have built in robes and the main bedroom has an ensuite. All are fitted with ceiling fans for your comfort. Country charm is felt throughout the living area with the use of solid timber flooring. The modern kitchen boasts stone benchtops, ample cupboards and electric cooking appliances including a dishwasher.

There is a two car detached garage, a large machine shed for your equipment and a smaller garden shed. Water should not be a problem with three large concrete water storage tanks, and another tank attached to the machinery shed. There are three dams on the property to assist with irrigation.

The property would suit a family interested in horse riding or just to run a few cattle. It comes with stables, a round yard and several paddocks.

Whether you are looking for a rural property or a private retreat, look no further. Located away from the city but only 6 kilometres into Branxton and approximately 18 kilometres to the heart of the Hunter Wine industry and the many well known restaurants in the area, this property allows you to enjoy quiet country life but only a short drive to work in Maitland or the mining area of the Hunter Valley.

For further information regarding this property contact Michael Galvin at Barclay Property on 0405 749 851. 28 Rusty Lane Branxton is listed for sale as Expressions of Interest and all reasonable offers will be considered.

#### VIDEO TOUR:

<https://youtu.be/6MiiWQzokKc>

#### Listed By



Michael Galvin  
Phone: (02) 4931 4888  
Mobile: 0405 749 851

