

INCLUSIONS LIST

476 Pine Brush Road, Glen William

KR

KRISTY RESEVSKY
PROPERTY

A Country Haven with Charm, Views & Space to Breathe

Nestled among rolling farmland and captivating views, this beautifully renovated country home captures the essence of relaxed rural living. Set upon 5.2 hectares (12.84 acres) of picturesque land, the property combines the warmth of a classic homestead with stylish modern touches, creating the perfect haven for families, hobby farmers or those seeking a peaceful weekend retreat.

PROPERTY OVERVIEW

- Charming two storey residence, renovated and modernised with a fresh and cosy aesthetic
- Elevated position, enjoying expansive farmland views and incredible sunsets
- Positioned on 5.2 ha / 12.84 acres, an ideal rural lifestyle property / hobby farm / holiday home / weekender
- Huge country style timber kitchen with loads of storage, and electric cooking appliances including dishwasher
- Vast open plan living and dining area with large windows showcasing stunning farmland views
- Fully renovated main bathroom upstairs with separate toilet
- Three large bedrooms upstairs with vaulted ceilings and large dormer windows
- Versatile 4th bedroom / study downstairs with ensuite style access to bathroom facilities
- Ducted reverse-cycle air-conditioning upstairs
- Reverse-cycle air-conditioning downstairs
- Slow combustion wood fired heating downstairs (with extended flue providing heating upstairs)
- Internal white painted timber panelling to the walls with Dado rail feature
- Roller blinds throughout
- Polished pine timber floorboards throughout
- Wide wrap around timber verandas with outdoor entertaining area and live edge timber servery off the kitchen
- In-ground saltwater swimming pool with huge entertaining gazebo
- Established gardens, hedges, feature trees and vines
- Enormous farm machinery shed
- Stock dam
- Property fenced into four separate paddocks with rural fencing (house paddock, dam paddock, entry paddock and the rear bushland paddock)

EXTERNAL OVERVIEW

- **Colorbond Machinery Shed**
 - 22m x 9m
 - Large high clearance roller door to the front, two smaller roller doors to the side plus PA door
 - Concrete base, plus fully concreted exterior
 - Slow combustion wood fire
 - Power and lighting
 - Lockable storage room plus separate toilet and basin
- **Pool**
 - In-ground saltwater pool
 - Tiered seating areas and children's safety step around the perimeter of the pool
 - Saltwater chlorinator, pump and sand filter in covered pump house
 - Stencilled concrete surrounds
 - Fully fenced with black pool fencing

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- **Gazebo**

- Incredible entertaining space adjacent to the pool where you can relax and appreciate expansive views and glorious sunsets over the surrounding farmland
- Colorbond pitched roof
- Hardwood timber decking
- Glass balustrade
- Power and lighting
- Surrounded by beautiful gardens and hedges

- **Land**

- 5.2 ha / 12.84 acres
- The home is nestled in an elevated position on the side of the hill, enjoying expansive farmland views
- The property is fenced into 4 separate areas;
 - House and shed paddock - manicured for all of your family activities
 - Dam paddock - arable land ideal for horses, cows, alpacas or hobby farm animals
 - Entry paddock - arable land ideal for horses, cows, alpacas or hobby farm animals
 - Top paddock - Bush paddock ideal for goats, with trails and a cleared area up the top offering incredible views and an ideal camping site

UTILITY INFORMATION

- Power - Mains
- Water - Rainwater tanks
- Sewer - Septic waste management system
- Heating - Slow combustion wood fire - Living room
- Heating and Cooling - Ducted reverse-cycle air-conditioning upstairs, split system air-conditioning downstairs
- Cooking appliances - Electric
- Hot water system - Electric
- Council rubbish collection (general waste and recycling)
- Australia Post mail service
- Dungog Shire Council, Zoned RU1 Primary Production, Rates approx. \$735.00 per quarter

DETAILED INTERNAL INCLUSIONS

Kitchen

- U-shape country kitchen
- Timber cabinetry and drawers
- Laminate return bench tops
- Four-seater breakfast bar
- Tiled flooring
- Large corner pantry
- Microwave, toaster and kettle nooks
- Standard fridge space
- Westinghouse stainless-steel electric oven
- Chef electric cooktop
- Euromaid stainless-steel dishwasher
- White painted timber panelling to the ceiling
- LED downlights
- Matte black ceiling light/fan

Open Plan Living & Dining

- Polished pine timber floorboards
- Crisp white painted ceiling, and painted timber panelling to the walls with Dado rail feature
- Large windows with roller blinds
- Glass sliding door out to side entertaining deck
- Two matte black ceiling light/fans
- Decorative pendant trio lighting over dining area
- Slow combustion wood fire heater on tiled hearth
- Reverse cycle air conditioning unit
- Timber return staircase to upper level

Master Bedroom

- Vaulted ceilings
- Polished pine timber floorboards
- Large dormer window with roller blind
- Side window with curtain
- LED downlights
- Matte black ceiling fan
- Storage cupboard / sliding robe off the master bedroom in hallway

Main Bathroom

- Fully renovated main bathroom
- Large format stone grey tiles to floor and wet areas
- White modern vanity
- Western red cedar vaulted ceiling
- 3-in-1 heat/light/fan and LED downlights
- Large shower recess with black framed glass screen, handheld shower rose, floor to ceiling white tiles
- Deep soak step-up bathtub with views over farmland and pool area
- Separate toilet

Bedroom Two

- Vaulted ceilings
- Polished pine timber floorboards
- Large dormer window with roller blind
- LED downlights
- Matte black ceiling fan
- Additional heating via slow combustion wood fire flue

Bedroom Three

- Vaulted ceilings
- Polished pine timber floorboards
- Large dormer window with roller blind
- LED downlights
- Matte black ceiling fan
- Built-in storage cupboards
- Floating timber shelves

Storage / Study Area / Retreat - Upstairs

- Polished pine timber floorboards
- Dormer window
- LED downlights
- Space for a desk
- Storage cupboard or master robe with double sliding doors up one end, with convenient laundry chute

Bedroom Four / Large Study - Downstairs

- Glass sliding door out to rear verandah with panel glider blinds
- Window with roller blind
- Double sliding internal doors through to living area
- Single storage cupboard
- Ensuite style access to the shower, toilet and laundry room
- Polished pine timber floorboards
- Ceiling light with glass shade

Downstairs Bathroom

- Fully screened shower recess and separate toilet
- Tiles to floor and wet areas
- Access via downstairs bedroom/study and laundry room

Laundry Room

- Loads of storage
- Laundry chute from upper level
- Dryer recess
- Large laundry tub
- Sliding window
- Ceiling light with glass shade
- Tiles to floor and wet areas
- Electric hot water system
- Access to shower and separate toilet
- External timber and glass door out to rear verandah and undercover clothesline

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KEY LOCATIONS

Clarence Town Main Street ~ 13 km / 13 min

Just moments from your front door, Clarence Town's charming main street offers all the essentials wrapped in small-town warmth. Enjoy a leisurely stroll around town to the local bakery for a morning coffee, pop into the general store or chemist, or grab supplies from the friendly IGA. The town also features a local pub, bowling club, public school, medical centre, post office, hardware store and more. With the pristine Williams River on hand for boating, kayaking or peaceful riverside picnics, Clarence Town delivers a relaxed country lifestyle with a close-knit community at its heart.

Dungog ~ 13 km / 12 min

A picturesque drive through the rolling hills leads you to Dungog - a vibrant country town bursting with charm, culture and creativity. Known for its heritage buildings, community events, and arts scene, Dungog offers weekend markets, boutique cafes, antique stores and a classic country cinema. With festivals, scenic river walks, and access to the Barrington Tops National Park, it's a favourite daytrip destination and a lively extension of the relaxed Clarence Town lifestyle.

Raymond Terrace ~ 40 km / 35 min

Raymond Terrace offers all the big-name conveniences without the city hustle. Home to supermarkets, medical centres, a bustling retail precinct, and major fast-food outlets, it's your one-stop shop for everyday needs. It also provides access to larger services like Centrelink, Service NSW and Bunnings, making it a practical hub while still being close to nature and the riverside charm of Clarence Town.

Maitland / East Maitland ~ 45 km / 42 min

History and modern living come together beautifully in Maitland. With its historic architecture, riverside cafes, The Levee precinct and boutique shopping, it's an easy day out or work commute. East Maitland provides additional conveniences including Stockland Green Hills shopping centre, the new Maitland Hospital, and great schooling options. Whether you're after retail therapy, medical appointments or a cultured lunch outing, Maitland brings city-style amenities close to home.

Newcastle Airport ~ 51 km / 45 min

Convenient and well-connected, Newcastle Airport is just 40 minutes away, offering direct flights to major cities including Sydney, Brisbane and Melbourne. Whether you're a frequent flyer or hosting out-of-town guests, this easy airport access adds fantastic value to the property's location - especially for those considering an Airbnb or holiday retreat venture. Newcastle Airport now offers a variety of direct International flights!

Newcastle ~ 69 km / 1 hr 15 min

Newcastle's coastal lifestyle, artsy atmosphere and beachside buzz are within easy reach. Wander the cafes and galleries of Darby Street, enjoy a day out at Merewether or Nobbys Beach, or catch a live show in the city. With major employment hubs, hospitals, universities, and shopping districts, Newcastle is a vibrant urban centre that adds dynamic opportunity to your relaxed rural lifestyle.

Port Stephens — Tea Gardens / Nelson Bay ~ 60 km / 50 min

Crystal-clear waters, white sandy beaches and laid-back holiday vibes - Port Stephens is a slice of coastal paradise less than an hour away. Enjoy dolphin cruises, snorkelling in Shoal Bay, exploring the Stockton Sand Dunes, or dining by the marina in Nelson Bay. Whether it's a weekend escape or a spontaneous beach day, this natural wonderland adds a dreamy dimension to country life.

Hunter Valley Vineyards ~ 80km / 1 hr 15 min

Indulge in fine wine, gourmet food, and stunning vineyard views in the world-renowned Hunter Valley. Less than an hour from home, the region offers unforgettable days spent wine tasting, attending concerts under the stars, or relaxing at a day spa. From long lunches to romantic getaways, this iconic destination is right at your fingertips - perfect for entertaining guests or simply treating yourself.

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Sydney ~ 200km / approx. 2 hrs 30 min

A scenic drive or easy airport connection puts Australia's biggest city within reach. Whether for business, family visits, or a city weekend escape, Sydney offers world-class entertainment, dining, and cultural experiences. The convenience of being able to retreat to peaceful Clarence Town after a bustling city day is part of the magic of this location.