

INCLUSIONS LIST

951 Maitland Vale Road, Rosebrook

KR

KRISTY RESEVSKY
PROPERTY

RIVERFRONT ACREAGE WITH HEART-STEALING CHARM

5 BED | 3 BATH | 10+ CAR | 18.6 ACRES

There are properties that simply offer space... and then there are those rare few that offer a feeling - a sense of quiet, countryside magic that wraps around you the moment you arrive. 951 Maitland Vale Road is one of those very special places.

Set on an incredible 18.6 acres with approximately 180 metres of Hunter River frontage, this enchanting property delivers the kind of rural lifestyle buyers dream of: room for horses, cattle or alpacas, rich soils for sustainable gardens, sunrise and sunset vistas over prime land, great farming infrastructure, and multiple dwellings where extended family, guests, or creative pursuits all have a place to thrive.

PROPERTY OVERVIEW

- Incredible riverfront property comprising 18.6 acres with approx. 180m of frontage to the Hunter River
- Charming single storey brick cottage - Built in 2001 by the late Master Builder / Architect - Russel Skinner
- Dairy Cottage - The original dairy has been beautifully converted into a fully self-contained two room studio with bathroom and kitchenette
- Transportable fully self-contained studio with side pergola and verandah
- Relaxed modern living with an abundance of additional infrastructure
- Approx. 1 acre house yard surrounded by beautiful established and colourful gardens incl. huge Jacarandas, Robinia mop tops, Agapanthus, climbing roses, hedges, bright pops of colour, citrus orchard, a bountiful weeping Mulberry tree and more
- All infrastructure has been built on a gentle rise, overlooking the softly undulating river flats offering expansive farmland views all the way down to the river and enjoying miraculous sunrises and sunsets
- Original barn 14m x 10m, plus a new triple Colorbond garage 10m x 7.5m with insulation & power
- Two enclosed horse stables with feed and tack area
- Property fenced into three large river flat paddocks, a separate paddock to the front with a stock dam, fenced dairy/shed paddock, and fenced house yard
- Ideal rural lifestyle property, suitable for horses, cattle, alpacas, hobby farm, holiday home or weekender
- Main house comprises an open plan kitchen, dining and living area with large bay windows
- Expansive entertainment deck
- Kitchen with large pantry, stone bench tops, and quality stainless steel electric cooking appliances including dishwasher
- Light filled master bedroom with large walk-in robe and access to the verandah
- Two guest rooms, one with built-in robe
- Bathroom with separate shower and bath
- Laundry with built-in storage and bench tops
- Ducted reverse-cycle air-conditioning
- LED downlights and ceiling fans throughout
- Freshly painted throughout with new carpet in all bedrooms
- Attached single remote garage with additional carport

EXTERNAL OVERVIEW

- **Land**
 - 18.6 acres
 - Approx. 180m of frontage to the Hunter River
 - All infrastructure is built on a rise, overlooking softly undulating river flats
 - Automatic concrete water troughs in each paddock (a total of 5)
 - Gated paddocks with rural timber post and wire fencing
 - Property fenced into three large river flat paddocks, a separate paddock to the front with a stock dam, fenced dairy/shed paddock, and fenced house yard

- **Converted Original Dairy**
 - 2 x studio rooms
 - Provincial style kitchenette
 - Provincial style bathroom
 - Front verandah
 - Gas instantaneous hot water system
 - Puretec water filtration system

- **Original Barn**
 - 14m x 10m
 - Iron construction with timber posts
 - Power, lights and power points

- **Colorbond Garage**
 - 10m x 7.5m
 - Three roller doors
 - Side PA door
 - Concrete base
 - Fully insulated
 - Power, lights and power points

- **Transportable Self-Contained Studio / Tiny Home**
 - Colorbond studio - on wheels so can be transported
 - Side pergola with wrap around hardwood decking
 - Fully insulated
 - Studio / office room
 - Bathroom with shower and toilet
 - Kitchenette with sink, small fridge space and cabinetry
 - Gas hot water supply

- **Equine Facilities**
 - 2 x horse stables
 - Feed and tack area

- **Gardens**
 - Approx. 1 acre of manicured and well-established gardens
 - Huge Jacarandas, Robinia mop tops, Agapanthus, hedges, bright pops of colour, citrus orchard, weeping Mulberry tree
 - Cascading climbing roses along the verandah

- **Water**

- Main Residence Rainwater Tanks - 1 x 35,000L plus 2 x 25,000L (all tanks are interconnected)
- Dairy Cottage Rainwater Tanks - 1 x 20,000L plus 1 x 15,000L
- River Water - For stock and domestic use, water lines running from the river to the machinery shed with 2 x petrol pumps and 2 x 25,000L concrete storage tanks
- 5 x automatic concrete water troughs with river water supply (one in each paddock)

UTILITY INFORMATION

- Power - Mains supply
- Sewer - Septic waste management system
- Heating and Cooling - Ducted reverse-cycle air-conditioning in the main residence
- Internet - NBN
- Cooking appliances - Electric and Gas
- Hot Water System - Gas instantaneous to the main residence, Dairy Cottage and Tiny Home
- Council Rubbish Collection (general waste and recycling)
- Australia Post mail service
- Maitland City Council, Zoned RU1 Primary Production, Rates approx. \$1,489 per quarter

DETAILED INTERNAL INCLUSIONS - Main Residence

Entry

- Covered front brick patio
- Decorative timber and glass French entry doors
- Tiled floors in hallway
- LED downlights

Kitchen

- 40mm stone return bench tops
- Brick stack white tiled splash-back
- New Westinghouse 600mm stainless steel free standing electric oven with 4 x burner gas cook-top
- Fisher & Paykel stainless steel dishwasher
- Microwave recess
- Standard fridge space
- Large pantry
- Tiled floors
- LED downlights

Open Plan Living & Dining

- Two sets of glass sliding doors with flyscreens opening out to the entertainment deck
- Large double sash bay window with downlights built into bulkhead
- 3 x combination ceiling light fans
- Tiled floors
- LED downlights

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Master Bedroom

- Walk-in wardrobe with built-in cupboards
- New carpet
- Glass sliding doors with flyscreens out to verandah
- Window with white venetian blinds
- Ceiling fan
- LED downlights
- TV connection

Hallway

- Double door built-in linen storage
- Decorative timber and glass French doors closing off the hallway

Bathroom

- White modern vanity with stone top and decorative tapware
- Decorative mirrored vanity cabinet
- Deep soak bathtub
- Large semi-framed glass shower recess with handheld shower rose
- Window with sheer curtain
- Chrome towel rails
- 3-in-1 heat / light / fan
- LED downlights
- Separate toilet

Bedroom Two

- New carpet
- Built-in wardrobe
- Large window with block out curtains
- Ceiling fan
- LED downlights

Bedroom Three

- New carpet
- Glass sliding door with block out curtains out to rear patio
- Ceiling fan
- LED downlights

Laundry

- Tiles to floor and wet areas
- Built-in storage cupboards and bench top
- Stainless steel sink
- External glass security door
- LED downlight
- Built-in linen storage in the hallway

DETAILED INTERNAL INCLUSIONS - Converted Dairy Cottage

Original old dairy that has undergone a tasteful and charming renovation, converting it into a versatile space for temporary guests, to use as a studio, or home office.

Entry

- Covered front timber verandah
- Timber and glass sliding entry door

Kitchenette

- Provincial style kitchenette
- Stone bench top
- Profiled white cabinetry
- White brick stack tiled splash-back
- Stainless steel sink with provincial style tapware
- Microwave recess and fridge space
- Timber look hybrid floorboards
- Puretec water filtration system
- Gas instantaneous hot water system
- LED downlights

Studio Rooms

- Two separate studio rooms
- Plush carpet flooring
- Panel lined ceilings
- Ceiling fans
- LED downlights
- Decorative lead-light windows

Bathroom/Laundry

- Stone bench top
- Profiled white cabinetry
- Oval hand basin
- Mirrored vanity cabinet
- Fully screened shower recess with handheld shower rose and brick stack white tiles
- Decorative black and white floor tiles
- Chrome towel rails
- Toilet