INCLUSIONS LIST

11 Werai Close, Brandy Hill

KRISTY RESEVSKY PROPERTY

A COUNTRY HOMESTEAD WHERE LIFESTYLE DREAMS COME TO LIFE!

There is something truly special about coming home to a place where life feels a little slower, the surroundings are beautiful, and there's room for the whole family to enjoy the things they love. Set across 3.33 gently sloping acres in beautiful Brandy Hill, this exceptional lifestyle property really does tick all the boxes. From the beautifully renovated family residence to the sparkling new swimming pool, expansive entertaining areas and enormous Colorbond shed, every aspect offers something special.

Lovingly built by the current owners in the 1990s, the brick and tile residence has been meticulously maintained and thoughtfully renovated, creating a warm and welcoming family home with an abundance of space to relax, entertain and enjoy everyday living.

RESIDENCE OVERVIEW

4 BED | 2 BATH | 10 CAR | 3.33 ACRES

PRICE GUIDE: $1,695,000 to $1,795,000

- Luxury acreage lifestyle that ticks all the boxes for the rural change you've been dreaming of!
- Gently sloping 3.33 acre lifestyle block, cleared to shade trees with beautiful established gardens including iceberg and tea roses, Japanese box hedge, mature feature trees and bordered gardens
- Brick residence with tile roof, built in the 1990's, lovingly maintained and renovated by the original owners
- Original vaulted Cedar ceilings in the centre of the home
- Brand new luxe carpet in the bedrooms with beautiful Oak hybrid timber flooring in the main living areas
- Neutral colour palette in white, sage green and oak ensures light, bright and welcoming areas
- Reverse cycle air-conditioning in the central living room and family room
- Slow combustion wood fire in the family room
- Large picture windows with quality block out and /or sheer coverings
- Crim-safe security screens on all external doors allowing great airflow while maintaining top security
- Renovated country kitchen with white cabinetry, stone look bench top, gloss white hand-cut tiled splashback, sage green breakfast bar, walk-in pantry and stainless-steel electric appliances incl. electric oven, cooktop, microwave and dishwasher
- Expansive open plan living with 3 distinct and separate living areas comprising; open plan casual lounge and dining off the kitchen, formal lounge and dining, plus a huge family room at the far end of the home
- A total of 4 bedrooms plus 2 renovated bathrooms
- King sized master suite with a private ensuite comprising corner spa and rainfall shower, all cleverly concealed behind the mirrored built-in wardrobe with views over the pool area
- Guest bedrooms all feature built-in wardrobes and ceiling fans
- Completely renovated main bathroom with stone top floating vanity, free-standing bathtub, walk-in shower, timber look tiled floor and convenient wall niches, overlooking the pool
- Well-appointed new laundry with full length built-in cabinetry, bench and granite laundry tub
- Huge Colorbond shed, approx. 14m x 22m, set up to accommodate all the toys! House the caravan, float, boat and vehicles with plenty of workshop space, with bonus studio room, bathroom and storage room
- Brand new 11m Harvest swimming pool with expansive tiled surrounds, glass pool fencing, pool cabana, pump house, thoughtfully designed feature gardens, and great visibility from inside the residence
- Huge covered alfresco entertaining deck adjacent to the pool with built-in BBQ and bar
- Fully fenced paddock with rural views, fire pit area, horse stable, water trough and tie up area

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EXTERNAL FEATURES

Inground Pool

- Brand New 11m Harvest in-ground salt-water pool
- In-pool safety rail, seating and party lights
- Salt-water chlorinated with large cartridge filters
- Pool equipment included
- Light grey travertine tiled surrounds
- Glass pool fencing with additional high privacy fencing
- Pool cabana
- Hardwood timber pump-house / pool equipment storage structure 3.3m x 1.5m
- Current approvals and Certificate of Compliance

Entertainment Area

- Expansive covered entertainment area adjacent to the pool with superb outlook over the property
- Titan 900 Series built-in BBQ and bar with provision for a fridge
- Outdoor lighting
- Enormous space suitable for holding the largest of family gatherings

Colorbond Shed

- Huge approx. 10m x 22m Colorbond shed with new extension
- 10.8m x 4m area on the LHS comprising studio room, bathroom, storage room, and workshop
- 3 x high clearance roller doors plus PA door
- Room for all the toys, including the caravan, float, boat, trailers and vehicles
- Room for a hoist and additional workshop space
- Single-phase power
- Lighting
- Concrete base
- External concrete parking bay

Land

- Gently sloping 3.33 acre lifestyle block
- Cleared to shade trees
- Fully fenced rear paddock with rural timber and wire fencing
- Horse stable (currently in use as a chicken house, but can be easily converted back to a stable)
- Water trough and tie up rail
- Fire pit area with concrete pad

Water

- The convenience of Town Water
- 2,000L Basix tank for the pool

Other

- Established gardens and landscaping with mature rose gardens, hedges, border plants and feature trees
- Gravel driveway with generous turning circle and parking areas
- Hills hoist clothesline

UTILITY INFORMATION

- Reverse cycle air-conditioning in the family room and casual living/dining room
- Slow combustion wood fired heating in the family room
- Single-phase mains power
- Enviro-cycle septic waste management system, serviced quarterly with moveable sprinkler
- Omega stainless-steel dishwasher
- Westinghouse electric cooktop with Fiori rangehood
- Westinghouse stainless-steel wall oven
- Panasonic Stainless-steel microwave
- Dux ProFlo electric hot water system
- Council rubbish collection (general waste and recycling)
- Australia Post mail service
- Port Stephens Council - Rates approx. $722.00 per quarter
- Zoned R5 Large Lot Residential

DETAILED INTERNAL INCLUSIONS

Entry

- Timber post and rail main entry with vehicle turning circle around established central garden
- Pathway to residence bordered by Japanese box hedges and garden beds of full of iceberg and fragrant tea roses with feature bird bath
- Painted concrete covered wrap around verandah
- Double door entry with Crim-safe security screens

Kitchen

- Vaulted Cedar ceiling with LED downlights
- Oak hybrid timber flooring
- U-shaped kitchen with white cabinetry and sage green feature bar-backs
- Stone look white laminate bench tops with breakfast bar
- White gloss hand-cut tiled splashback in brick stack formation
- Omega stainless-steel dishwasher
- Westinghouse electric cooktop with Fiori rangehood
- Westinghouse stainless-steel wall oven
- Panasonic Stainless-steel microwave
- Extra large fridge space
- Large walk-in pantry
- Double stainless-steel sink with flick mixer
- Large servery window overlooking entertaining area

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Casual Living & Dining Area

- Vaulted Cedar ceiling with LED downlights
- Oak hybrid timber flooring
- Large picture window with sheer curtains
- Glass sliding door with Crim-safe security screen and sheer curtains opening to entertainment area
- Hitachi reverse-cycle air-conditioner

Formal Lounge & Dining Room

- Oak hybrid timber flooring
- LED downlights
- Large picture windows with sheer and block-out curtains
- Central stone feature wall with TV mount and TV connection

Family Room

- Scandia slow combustion wood fire heater on tiled hearth
- Mitsubishi Electric reverse-cycle air-conditioner
- Full length picture windows with block-out curtains
- Glass sliding door out to rear verandah
- TV connection
- Tiled flooring
- LED downlights

Master Bedroom

- King sized room
- Luxurious Ensuite concealed behind the full length mirrored built-in robe
- Additional triple door built-in robe
- VJ panelling in sage green behind the bed offering a modern take on a traditional material
- Decorative ceiling light fan
- LED Downlights
- Wall mounted Hisense flat screen TV with connection
- Large bay window with sheer curtains
- New quality carpet in grey with thick underlay

Master Ensuite

- Floor-to-ceiling wall tiles
- Tiles to floor and wet areas
- White wide single basin vanity
- Stylish wall mounted timber arch mirror
- Corner spa bath
- Semi-frameless glass shower recess with rain shower head
- Shampoo niche with feature mosaic tiles
- Heated towel rail
- 3-in-1 heat/light/fan
- Soft closing toilet
- Large window overlooking the pool with block-out roller blind

Guest Bedrooms

- Guest bedrooms 1 and 2 with double door built-in robes and ceiling fans
- Guest bedroom 3 with double door mirrored robe and ceiling fan, with views overlooking the pool
- Large picture windows with block-out and sheer curtains
- New quality carpet in grey with thick underlay

Main Bathroom

- Fully renovated new bathroom
- Neutral coloured floor-to-ceiling wall tiles
- Floating vanity with white cabinetry, grey stone vanity top and single basin
- Stylish wall mounted timber arch mirror with LED backlight
- Walk-in frameless glass shower recess with matte black hand-held shower rose and shampoo niche with grey hexagonal feature tiles
- Free-standing deep soak bathtub with shampoo niche
- Timber look tiles to floor and wet areas
- 3-in-1 heat/light/fan and LED downlights
- Soft closing toilet
- Large window overlooking the pool with block-out roller blind

Laundry

- Fully renovated and well-appointed laundry room
- Ful length built-in white cabinetry and broom cupboard with black handles
- Full length stone look white laminate bench top
- White gloss hand-cut tiled splashback in brick stack formation
- Under bench placement for washing machine and dryer
- Modern square granite laundry tub with black gooseneck tapware
- Solid external door with window
- Timber look tiles to floor and wet areas
- LED downlights
- Man-hole
- Two sets of linen storage cupboards in the hallway

KEY LOCATIONS

🛍️ **Raymond Terrace ~ 12km / 13 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 retail outlets such as Bunnings, BCF, Pet Stock, and Rural stores making it a practical riverside hub.

🏛️ **Maitland / East Maitland ~ 20km / 24 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.

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✈️ Newcastle Airport ~ 27km / 27 min

Convenient and well-connected, Newcastle Airport is under 30 minutes away, offering direct flights to major cities including Sydney, Brisbane and Melbourne, with a new International Terminal. Whether you're a frequent flyer, travelling for work, or hosting out-of-town guests, this easy airport access adds fantastic value to the property's location.

🌊 Newcastle ~ 40km / 40 min

Newcastle's coastal lifestyle, artsy atmosphere and beachside buzz are within easy reach. Wander the cafés and galleries of Darby Street and The Junction, dine at Honeysuckle on the Harbour Foreshore, 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 ~ Approx 55km / 45 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.

🌳 Dungog ~ 43km / 35 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 labelled as the gateway to the Barrington Tops National Park, it's a favourite daytrip destination.

🍷 Hunter Valley Vineyards / Pokolbin ~ 50km / 50 min

Indulge in fine wine, gourmet food, and stunning vineyard views in the world-renowned Hunter Valley. Approximately 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.

🌇 Sydney ~ 176km / approx. 2 hrs 10 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.

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