

...dreams can come true...



Coolibah Creek HOMESTEAD

539 Fairbairns Rd, Gloucester, NSW



Lifestyle

you could only dream about!

Breathtaking is the term that comes to mind when describing this 11½ acre rural oasis in Gloucester, on the northern side of the Hunter Valley.

Just over 2 ½ hours from Sydney's northside and a little over 90 minutes from the Central Coast, Coolibah Creek Homestead is one of the most picturesque properties you're ever likely to see.

This stunning "paradise of privacy" is nestled amongst the wilderness of the Waukivory Creek and rolling mountain side, yet it's a little over 10 minutes drive to Gloucester's township of shops and cafes.

Framed by a meandering creek and lush mountains, this unique property offers resort style living as an everyday reality. A location exceedingly private and secluded, this is arguably one of Upper Hunter's most stunning properties.

It has everything you could possibly desire, a beautiful 6 bedroom home, 4 bedroom log cabin guest cottage, tennis court, pool, double storey barn, private creek... and your very own 4 hole golf course!

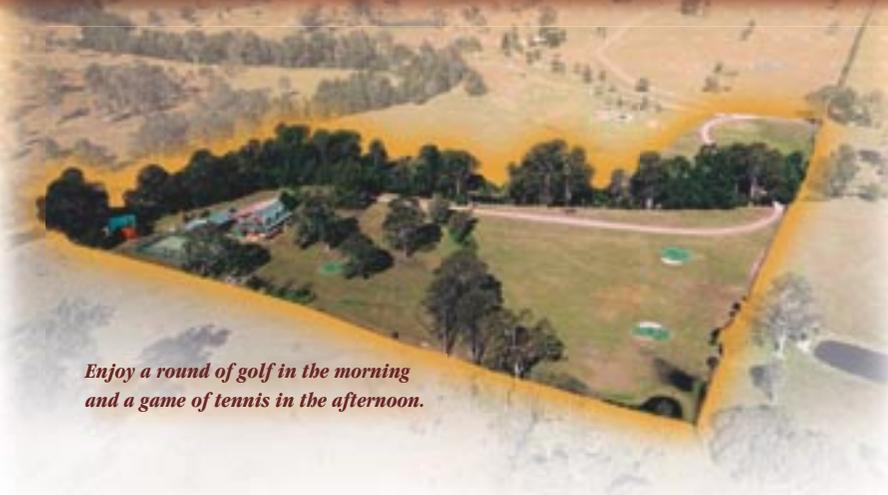
Immaculately maintained and in pristine condition, this homestead offers tranquillity and luxurious country comfort. And if you wanted to combine lifestyle with business, no problems. The property has already been zoned by Council as a Bed and Breakfast facility.

On the "smaller acreage" side of the creek, the rich alluvial soil offers the temptation for developing a boutique vineyard, providing one with another potential income stream from this unique property.

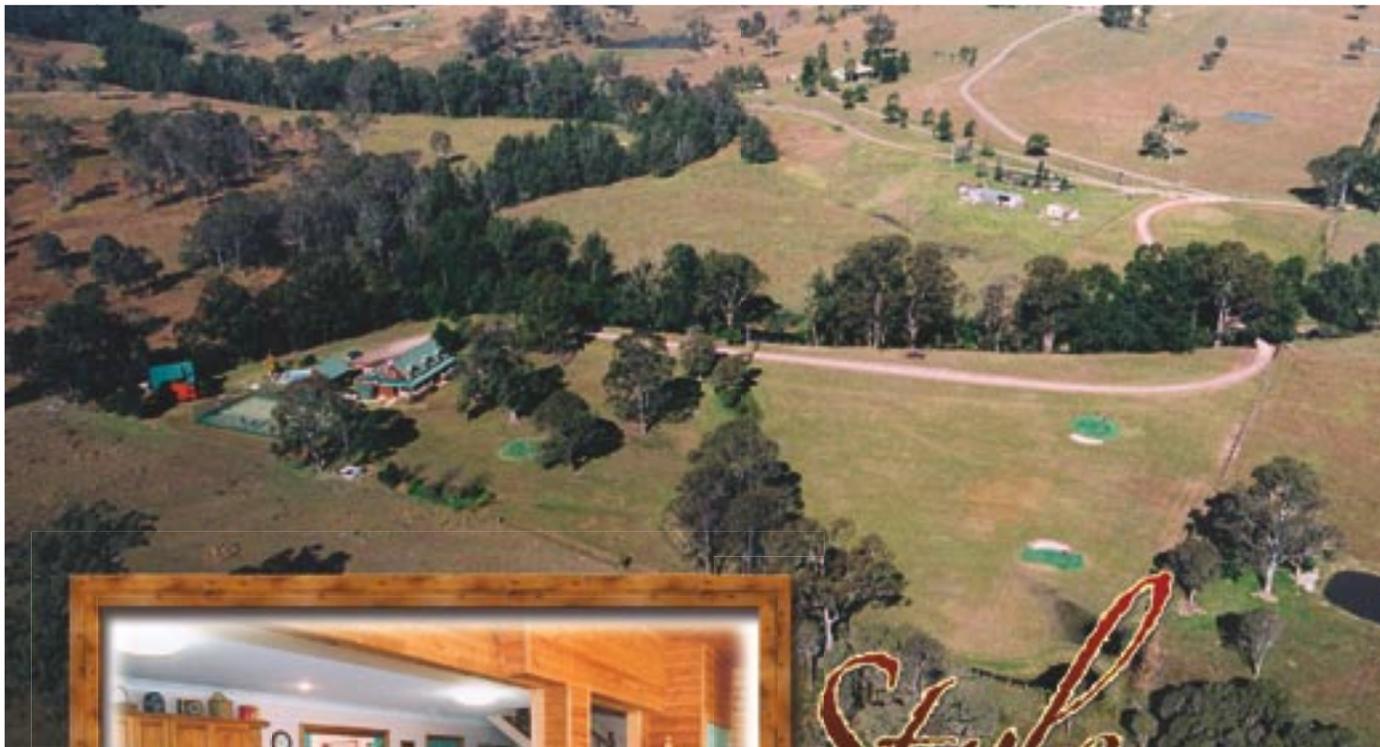
Imagine enjoying wine from your own boutique Vineyard, while you watch a magical sunset from the front porch.



Tranquility by a gently winding creek.

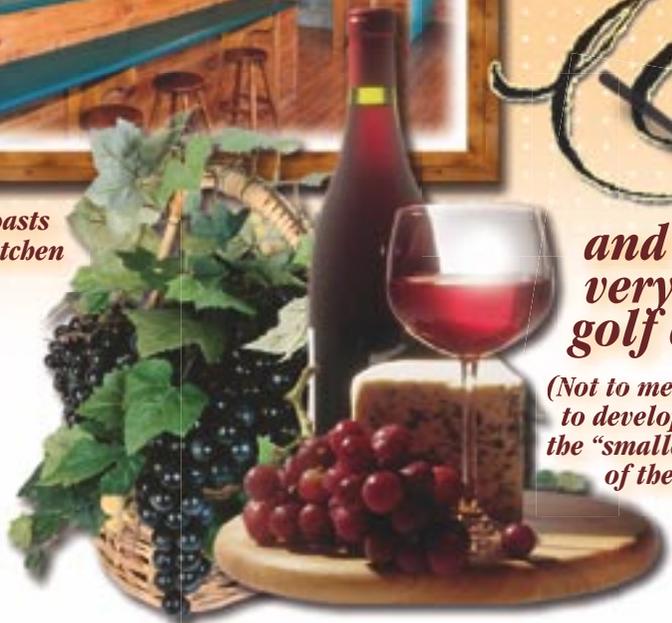


Enjoy a round of golf in the morning and a game of tennis in the afternoon.



The main home boasts a huge gourmet kitchen

Style & Serenity



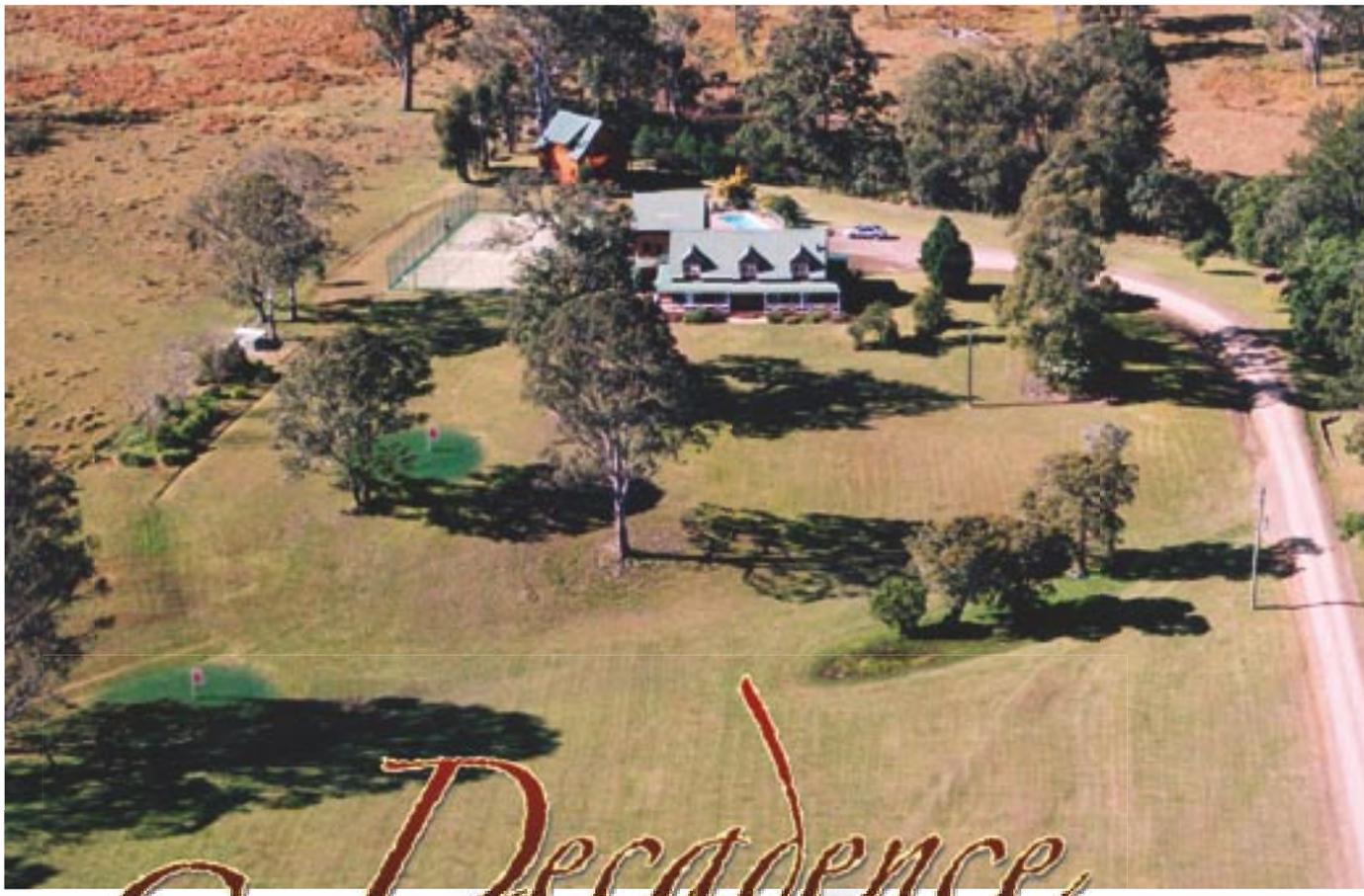
and your very own golf course...

(Not to mention the opportunity to develop your own Vineyard on the "smaller acreage" side of the creek.)



THE FEATURES WHICH REALLY MAKE THIS INVESTMENT "A DREAM COME TRUE".

- A 6 bedroom, ranch style, western red cedar home, with luxuriously appointed interior featuring an expansive kitchen and family room befitting of a country estate. The home also boasts a formal dining room, large loungeroom with cosy combustion wood fire, rumpus room, 2 toilets, 2 bathrooms and a storage pantry. The downstairs living area is air conditioned for comfort. You'll never get tired of sipping a cup of coffee on the verandah which provides you with postcard views of your very own 4 hole golf course and winding creek.
- Yes, that's right, your very own 4 hole golf course, complete with immaculately maintained greens and sand bunkers.
- A full size tennis court, with an all weather synthetic grass surface and lighting for night games.
- A "Rocky Mountains style" 4 bedroom log cabin guest cottage, which comes straight out of a storybook. Features everything your guests could ever ask for... a kitchenette, dining room, loungeroom, bathroom and toilet.
- A 2 storey authentic Americana style Barn, which features an air-conditioned games room upstairs. (Perfect for snooker or table tennis etc.)
- An 8 metre saltwater swimming pool with landscaped gardens.
- Immaculate gardens and an all-weather gravel road from the front gate to the homestead.
- A scenic, flowing creek cascading through a cathedral of ferns and native trees. There's an abundance of secret picnic spots to explore around the creek, with a specially built walk-bridge leading to your very own secluded island in the middle of the waterway.
- Irrigation for gardens and golf greens through underground pipes which deliver water pumped from the creek.
- A dam in the lower corner of the property.



Decadence Country Style

Exceptional attention to detail makes Coolibah Creek Homestead an extraordinary lifestyle opportunity which comes along only once in a blue moon. With the homestead “living and playing” area being positioned on a magnificent hilltop, the superb views of the rolling hillside take on a magically diverse ambience at different times throughout the day. And with the “resort style” design of the homestead facilities, this idyllic country estate is an entertainer’s delight.



Imagine going for a dip in such a location where everyone and everything seem a million miles away. Rub on the suncream, lay back and relax amidst glorious countryside where peace and quietness reigns supreme. Forget the rest of the world exists, as there’s certainly no stress when you’re relaxing around this pool. And there’s ample space around the pool for those lunch or evening summer barbeques.



The main home has many stunning features, with a warm hearted country house ambience. Glorious stained pine timber is a major feature, with the home’s giant gourmet kitchen being the answer to every woman’s desire. Measuring about 7.5 x 3.5 metres (25ft x 12ft), the kitchen is ideal for a large family or for someone who just loves to entertain. This truly is “country charm” at its very best.



Irresistable *country charm with* *Impeccable* *taste*



Even the picket fenced backyard spells “country lifestyle”.

From the moment you wake in the morning to the melody of native birds, you’ll enjoy peace and tranquillity on a scale perhaps never before experienced.

After you’ve finished a game of tennis or a few holes of golf, the main home offers country elegance and comfort for you to enjoy the indoors.



As you would expect in the country, everything is “big”.

The lounge room is 9 x 3.5 metres (27ft x 12ft).

The family room next to the kitchen, is 9.5 x 3.5 metres (28ft x 12ft) and features a fabulous American style breakfast bar.

The dining room is 4.5 x 4 metres (15ft x 12 ft). The downstairs rumpus room is 6.5 x 3.5 metres (20ft x 12 ft).



There are 4 bedrooms upstairs and 2 bedrooms downstairs, with plenty of room for a large family or lots of guests.

The driveway and paths around the homestead and tennis court are colour co-ordinated to compliment the rural surroundings.



a Hideaway in your own piece of Paradise



There's no doubt about it. This is unique Country Living, in a rural resort style environment. Coolibah Creek Homestead offers absolutely everything that one could desire. Set in a tranquil and private part of the mountainside, it boasts every possible comfort one could wish for, enhanced by stunning views in a spectacular panoramic setting. Many visitors have commented that "it's straight out of a storybook". And given that Council has approved the commercial use of the property as a Bed and Breakfast Resort, it's potentially a stunning opportunity for someone who wants to mix business with lifestyle.



Private is the word...

The Gloucester countryside surrounding Coolibah Creek Homestead provides a spectacular backdrop and foreground to this private 11½ acre property. Imagine stepping out the front door of your home of a morning and enjoying the endless natural beauty of rolling hills and valleys.

Charm comes to mind...

And of course, sinking into your soft deckchair of an afternoon with a glass of cool chardonnay is also a daily option. Watching the glorious sunsets over the mountains simply adds to the splendour of this charming and relaxed lifestyle.

There is plenty of room for a horse and other animals. And a daily relaxing paddle in your canoe down the Waukivory Creek will probably make you forget that the rest of the world even exists.

All of this, just over 2½ hours from Sydney.





*Guest
cabin*

Comfort in the wilderness

Nestled near the corner of this beautiful property is a Canadian designed, stunning log cabin. This 2 storey cabin captures the essence of a bygone era with its ambience being a mixture of “wilderness” and “country grandeur”.

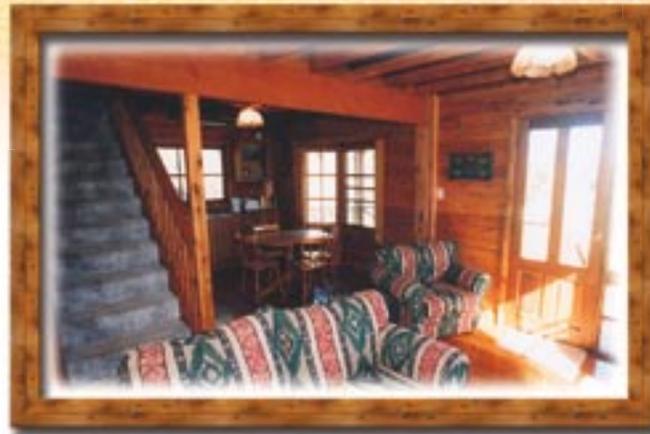
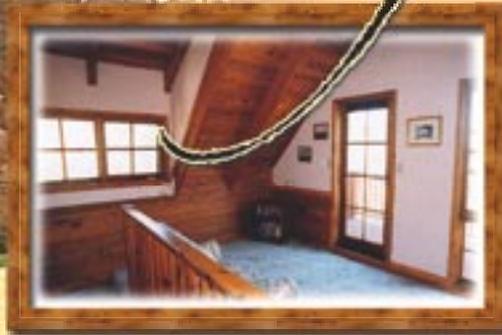
Downstairs is a gorgeous lounge room with a combustion wood fire to keep guests cosy on those winter nights. Also on the ground floor is a kitchenette and dining room, bedroom, bathroom, toilet and laundry.

Upstairs there are 3 bedrooms and a family room for a 2nd television. And of course, there’s the upstairs balcony which provides guests with a fabulous panoramic view of the lush surrounding countryside.

With its high-pitched cathedral ceiling, extensive use of timber and an open-plan layout, this log cabin radiates a rustic and homely feeling. (Right down to the wonderful aroma of the timbers used.) The cabin has cypress pine log walls, oregon timber kitchen cupboards, front and back verandahs and a fabulous upstairs balcony.

Indeed, this cabin is so special, it was featured as the subject of a major article in the “Best Kit Homes Yearbook.”

It’s that country log cabin you’ve only dreamed of. And it’s the perfect “Bed and Breakfast” quarters, should you desire to make Coolibah Creek Homestead an income producing property as well as a lifestyle choice.





Live Life

like it was meant to be lived...

Indeed, the township of Gloucester boasts 2 major supermarkets and a busy main street of shops, hotels, cafes and restaurants. So, after a quick tennis match or perhaps a round of golf on your own golf course, you may care to zip into town for a cappuccino or latte, before picking up the groceries.



Gloucester boasts 2 primary schools (1 Catholic and 1 Public) and 1 large Secondary School which attracts over 500 students. Gloucester is fast becoming one of the most popular tourist destinations for Sydney-siders and Central Coast residents, with recent Freeway improvements making short stays very tempting for city folk.

Within a short drive from the property, one can explore the wonders of the Barrington Tops National Park, with plentiful snow falling in the winter and lots of trout available for fishing enthusiasts all year round. Canoeing and bushwalking are favourite pastimes of locals and visitors.

Coolibah Creek Homestead, set on 11½ private acres, offers the lifestyle opportunity that most people only dream of. Situated on the northern end of the Hunter Valley, just over an hour from Newcastle and about 90 minutes from the Central Coast, its ambience and tranquillity are unrivalled.

With the bustling township of Gloucester only 10 minutes drive away, the property offers the combination of serenity with easy to reach services and shopping.

If you are looking for the odd trip to the beach, it's only about 50 minutes drive to Forster. This homestead provides you with an opulent lifestyle choice in the middle of God's Country, with virtually nil maintenance required, given the pristine condition of all facilities.

The hideaway features landscaped gardens, manicured golf greens, immaculately kept lawns, private pool and a synthetically grassed tennis court. Aside from all of this, there's a spectacular homestead plus the authentic log cabin guest house.

With all of this being nestled at the base of a mountain and surrounded by an endless panorama of country beauty, it is hard to imagine that there could be a more idyllic living location anywhere.

And with the commercial opportunities of a Bed and Breakfast facility and the possibility of developing a boutique vineyard, it's a perfect location for anyone looking to mix business with pleasure.

Whether you're looking for just a lifestyle change or perhaps an income producing business in the country, this is something extraordinarily unique.

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