



1, Debenham Road North, Somersby, NSW, 2250, Australia

Edenville Park - Prime Somersby Equine Acreage

Sitting atop the beautiful Somersby Plateau and set back from the road, along a tree lined driveway, is this glorious 22 acre equine property with multiple lush paddocks and extensive horse facilities along with a gracious, warm and comfortable Australian country homestead. The property has two street access and there are DA approved plans for a separate dwelling and shed. The home exudes a light filled warmth and level of comfort that reflects the owners' good taste and offers a spacious main bedroom with a beautifully renovated ensuite and walk in robe, two large additional bedrooms with built-ins, and a vast rumpus/4th bedroom with newly renovated bathroom facility and an office/study with northerly aspect near the main entrance. Huge main bathroom with separate bath and shower, toilet and double vanity area with direct access to the pool deck. The main bedroom suite and lounge flow on to the east facing covered verandah with beautiful views over the paddocks to the east. There are multiple living areas both internally and externally, high ceilings and a well-appointed swimming pool/spa complex. The home is air-conditioned and there is a feature open fire place in the lounge room area. The central living spaces are well connected with an open plan feel and enjoy great views of the many beautifully established gardens. A large main bathroom complex, oversize laundry and mud room complete the picture. Extensive solar panels are fitted and connected to a net meter for minimum power bills and there is solar hot water with mains back-up. Except for the two conservation corridors, the property is clear. Two dams are situated in these areas and receive both spring water and overland flow and are at the head waters of Narara Creek. Water supply is from both rain and bore water and is delivered to all 14 paddocks – 3 large and 11 smaller. There are currently 12 horses on the property in the electrified, well fenced paddocks with their own shelters. The property has carried as many as 22 horses. Water is available to all paddocks. Drainage across the entire acreage ensures ground water flows are directed away from open pasture areas. There are multiple sheds for workshops, machinery storage, feed and general use. A concrete half cricket pitch is available for endless hours of practice and fun! This is a unique property at a beautiful location, just around 5 minutes to the M1, 10 minutes to Kariong, 15 minutes to Gosford and about 30 minutes to Wahroonga. It is on the doorstep of all the great facilities the Central Coast now has to offer, including state of the art Hospitals, Schools, Shopping Centres – and of course NSW's most beautiful beaches and waterways. There is currently a substantial income stream from agistment of paddocks to a race horse trainer.

BASE INFORMATION:

Bed : 4
Bath : 3

LAND INFORMATION:

Frontage : 0
Depth : 0
Total acres : 22
Square feet : 89030.92

FEATURES:

External Features: Garages,



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