

321 Milbrodale Road, Broke

Staged Tourism Development Opportunity & Prime Hunter Valley Location

Positioned in the heart of the renowned Hunter Valley Vineyards and backing onto the scenic Wollombi Brook, this exceptional 27.93-hectare (approx. 68.5-acre) property offers breathtaking mountain views and immense development potential (STCA).

At the heart of the property is a versatile 200 sqm shed, already fitted with a shower, toilet, storeroom, and a spacious open-plan living and dining area complete with a slow-combustion fireplace. A mezzanine level provides additional space for a family room and bedroom, while two large roller doors offer easy access and ample room for a workshop or further adaptation.

Water resources are a major asset here, including a substantial dam and a valuable 3-megalitre Broke Fordwich PID water licence. The property also boasts easy access to Wollombi Brook with idyllic swimming holes—perfect for guests seeking a peaceful escape.

Whether you're looking to cater to vineyard tourists, wedding parties,



LAND 27.93 ha

FOR SALE

\$1,300,000 - \$1,400,000

AGENTS

Michael Cruickshanks
0409 362 130
michael@ljhvhv.com.au

AGENCY

LJ Hooker Singleton
(02) 6572 4930

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concertgoers, or the mining sector, this location is ideally suited for a staged tourism development. It previously held DA approval for a manager's residence, 16 holiday units, a cafe, and a cellar door – offering a strong foundation for your future plans (note: approval has now expired and would require reapplication).

A rare chance to secure a development-ready site in one of NSW's most sought-after wine regions.

Contact Michael Cruickshanks 0409 362 130 to arrange a private inspection today.

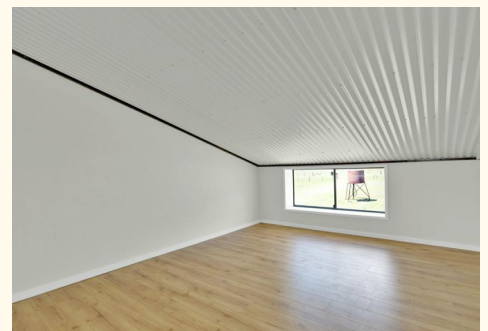
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MORE DETAILS

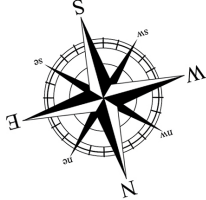
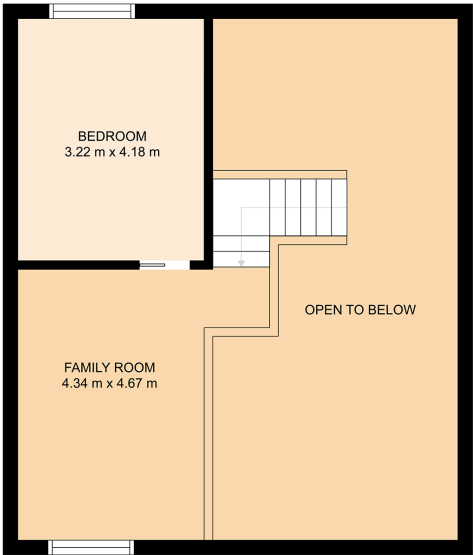
Property ID	ZF5F79
Property Type	Lifestyle
Land Area	27.93 ha
Including	Secure Parking Remote Garage Slow combustion fireplace Storeroom

Michael Cruickshanks 0409 362 130
Licensee | michael@ljhv.com.au

LJ Hooker Singleton (02) 6572 4930
7/172 John Street, SINGLETON NSW 2330
singleton.ljhooker.com.au | reception@ljhv.com.au

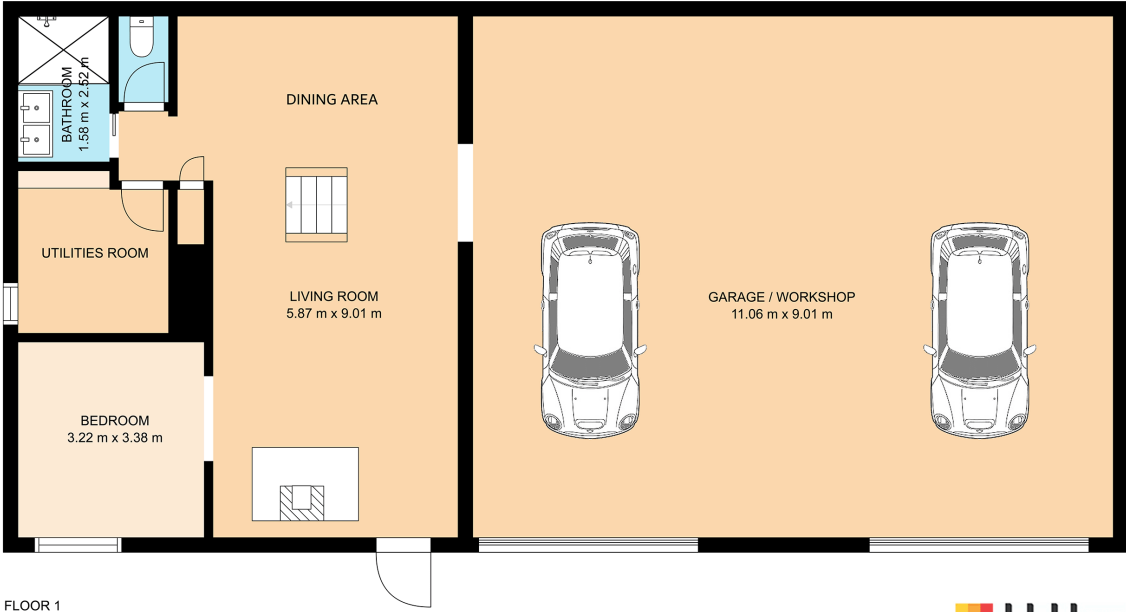


321 Milbrodale Road Fordwich. NSW



FLOOR 2

BATH
0.87 m x 1.49 m



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