

INCLUSIONS LIST

33 Jinker Circuit, Clarence Town

KR

KRISTY RESEVSKY
PROPERTY

A HOME THAT FEELS LIKE A GETAWAY, EVERY DAY

There's something special about arriving at 'Winton Park'. The gated entrance, the tree-lined driveway, the way the home sits proudly against a soft rural backdrop... it feels considered, calm, and quietly impressive. Set across 4.15 gently sloping acres, this is a lifestyle that strikes a rare balance of space and privacy, without losing that sense of warmth and connection. From the sandstone facade to the soft glow of the evening lights, every detail hints at a home that has been carefully created, and beautifully lived in.

Situated close to the Williams River, which is ideal for boating, fishing and kayaking, and a short drive from the walking and riding trails in Wallaroo National Park, the property is perfect for outdoor enthusiasts, while its location in the tranquil village of Clarence Town just 30 minutes from Maitland and around two hours from Sydney, make it close enough to keep in touch with city conveniences while enjoying the country lifestyle.

RESIDENCE OVERVIEW

- Luxury lifestyle set amongst a rural paradise
- Gently sloping 4.15 acre lifestyle block, cleared to shade trees with tranquil creek frontage and stock dam
- Coral Home built in 2016, meticulously finished with impressive, customised inclusions
- Sandstone faced double height brick exterior and a Colorbond roof
- Contemporary luxury integrated with natural textures and tones
- Security alarm system with Mobile Phone/Wi-Fi connectivity
- 6.6kW solar system with Mobile Phone/Wi-Fi connectivity
- Ducted and zoned reverse cycle air conditioning with Mobile Phone/Wi-Fi connectivity
- Slow combustion wood fired heating
- A total of 4 bedrooms, 2 bathrooms and 2 separate living areas
- Expansive open plan living space occupying the heart of the home
- Home theatre room complete with full HD 3D Panasonic theatre projector and fixed wall projector screen
- Large windows and neutral colour palettes ensure light, bright and welcoming areas
- Block out roller blinds throughout
- Master suite features a practical walk-through wardrobe leading into an opulent ensuite
- Three guest bedrooms all have built-in wardrobes for added storage
- Pendant lighting and brushed aluminium ceiling fans add to the finish of the bedrooms
- Well-appointed laundry features built-in cabinetry with a Blackbutt timber benchtop
- Attached double garage, plus huge Colorbond shed with 2 secure parking spaces and large carport
- Compass self-cleaning in-ground salt-water pool with seating, party lights and Egyptian Marble surrounds
- Huge, covered hardwood timber alfresco entertaining deck overlooking the pool

EXTERNAL FEATURES

Pool & Entertaining Area

- Compass self-cleaning in-ground salt-water pool, 9.2m x 4m
- In-pool safety rail, seating and party lights
- Salt-water chlorinator and cartridge filters
- Pool equipment included
- Wide Egyptian Marble tiled surrounds
- Black steel pool fencing
- Attached to the expansive hardwood timber alfresco deck with great visibility from inside the residence
- Current Certificate of Compliance

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Garage

- Attached double garage with remote opening door
- External PA door with security screen plus internal access through sliding door
- Epoxy sealed floor for easy maintenance
- 2 x large windows with block-out roller blinds
- 2 x large LED lights
- Utilise this space as a garage, or as an additional rumpus room

Colorbond Shed

- 14m x 7m Colorbond shed with 7m x 3.5m open carport
- 2 x secure bays with high clearance roller doors
- 1 x one large open bay
- Fully insulated
- Lighting
- Concrete base
- Workshop space
- Three-phase power connected
- Fully concreted external parking area

Land

- Gently sloping 4.15 acre lifestyle block
- Cleared to shade trees
- Tranquil creek frontage and riparian area at the rear of the property
- Stock dam
- 2 x fully fenced horse paddocks
- 2 x secure smaller animal yards
- Vegetable garden

Water

- 110,000L Colorbond rainwater storage tank for domestic supply
- 25,000L Poly River Water storage tank for livestock and gardens
- River Water Allocation - approx. 1 mega litre per annum

Other

- Established landscaping with rose gardens, hedges, border plants and mature pear tree lined driveway
- Solid hardwood timber and steel front fence with gate
- Gravel driveway
- Secure house yard lined with square mesh
- Timber and steel side access gates
- External concrete pathways

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UTILITY INFORMATION

- Security alarm system with mobile phone connectivity
- 6.6kW solar system with mobile phone connectivity
- LG Ducted and zoned reverse cycle air conditioning with Wi-Fi connectivity
- Kalora slow combustion wood fired heating
- The convenience of Single-Phase and Three-Phase Mains Power
- Enviro-cycle septic waste management system, serviced quarterly
- River Water allocation - approx. 1 mega litre per annum
- 110,000L Poly River Water storage tank for livestock and gardens
- 25,000 L Colorbond rain-water storage tank for domestic supply
- Belling Richmond Deluxe 900mm dual fuel range cooker with quad oven technology
- Electric dishwasher and microwave
- Electric hot water system
- Gas bottle supply for hot water and cooking
- House protected by a termite barrier system
- Council rubbish collection (general waste and recycling)
- Australia Post mail service
- Dungog Shire Council - Rates approx. \$708.00 per quarter
- Zoned R5 Large Lot Residential

DETAILED INTERNAL INCLUSIONS

Entry

- Tiled pathway to entry
- Covered front verandah
- Modern timber and glass entry door

Kitchen

- Gourmet kitchen with high end cooking appliances
- Stunning 40mm dark grey stone island bench with waterfall ends and breakfast bar
- White 20mm preparation bench tops
- White gloss brick-stack tile splashback
- Sleek white cabinetry with soft closing drawers and doors with matte black handles
- Belling Richmond Deluxe 900mm dual fuel range cooker with quad oven technology and matching rangehood
- LG stainless-steel dishwasher with Mobile Phone/Wi-Fi connectivity
- Black integrated microwave
- Double stainless-steel sink with gooseneck flick-mixer
- Concrete-look industrial style pedant lights over the breakfast bar
- Large fridge space with overhead cupboards
- Coffee/toaster nook with timber shelf
- Window with block-out roller blind
- Timber look tiled flooring
- LED downlights

Open Plan Living & Dining Area

- Huge glass sliding stacker doors open up to the gorgeous covered alfresco area overlooking the sparkling in-ground salt-water pool for seamless indoor/outdoor entertaining
- Custom-made Blackbutt timber joinery in the lounge room, including a wall-hung entertainment unit and shelving, add texture and warmth to the space while also creating a connection with the bush landscape that surrounds the home
- Timber-look tiled flooring in the open plan area and the entry hall
- Plush carpet with a thick underlay in the home theatre room and all bedrooms

Home Theatre

- The home theatre has been fully decked out for cinema buffs with advanced projector technology
- Full HD 3D Panasonic theatre projector and fixed wall projector screen
- Large window with floor-to-ceiling block-out curtains
- Dimmable LED downlights
- Plush carpet with thick underlay
- Custom timber sliding barn door allows you to close the room off for added privacy

Master Bedroom

- Luxurious Ensuite
- Spacious walk-through robe with shelving and hanging space
- VJ panelling with a built-in shelf behind the bed offering a modern take on a traditional material
- Custom wall-mounted bedside tables and decorative reading lights
- Built-in Blackbutt timber desk with wall-mount for TV
- Brushed aluminium ceiling fan
- LED Downlights
- Large window with block-out curtains
- Plush carpet with thick underlay

Master Ensuite

- Floor-to-ceiling tiles
- Floating timber look vanity with white stone top, his and hers basins and chrome tapware
- Large frameless wall mounted mirror with overhead LED light
- Oversized glass shower recess with hand-held shower rose
- Toilet
- Towel rails
- 3-in-1 heat/light/fan
- Large privacy glass window with white venetian blinds

Guest Bedrooms

- 3 x guest bedrooms all with built-in wardrobes
- Block out roller blinds
- Pendant lighting
- Brushed aluminium ceiling light/fans
- Plush carpet with thick underlay

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Main Bathroom

- Floor-to-ceiling tiles
- Floating timber look vanity with dark grey stone top, single basin and chrome tapware
- Frameless wall mounted mirror
- Glass shower recess with hand-held shower rose
- Hobbed deep soak bathtub with overhead pendant light
- Towel rails
- 3-in-1 heat/light/fan
- Privacy glass window with white venetian blinds
- Separate toilet room

Laundry

- Well-appointed laundry
- Built-in white cabinetry and broom cupboard
- Blackbutt timber benchtop and shelving with white brick stack tile splashback
- Black composite laundry sink with gooseneck tap
- Solid external door with window
- LED downlights
- Two sets of linen storage cupboards in the hallway

KEY LOCATIONS

Clarence Town Main Street ~ 3km / 6 min

Just moments from your front door, Clarence Town's charming main street offers all the essentials wrapped in small-town warmth. Enjoy a leisurely stroll to the local café for a morning coffee, pop into the general store or chemist, or grab supplies from the friendly IGA. The town also features a local pub, bowling club, public school, medical centre, post office, bakery, hardware, veterinary clinic, and more. With the pristine Williams River on hand for boating, kayaking or peaceful riverside picnics, Clarence Town delivers a relaxed country lifestyle with a close-knit community at its heart.

Dungog ~ 25km / 23 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 and a lively extension of the relaxed Clarence Town lifestyle.

Raymond Terrace ~ 23km / 20 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 hub while still being close to nature and the riverside charm of Clarence Town.

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Maitland / East Maitland ~ 31km / 30 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.

Newcastle Airport ~ 38km / 34 min

Convenient and well-connected, Newcastle Airport is just 40 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 ~ 54km / 1 hr

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 ~ 50km - 65km / 36 min - 1 hr

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.

Hunter Valley Vineyards / Pokolbin ~ 66km / 1 hr

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 ~ 196km / approx. 2 hrs 20 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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