

**10 Colonial Drive, Gulmarrad, NSW 2463**



**House For Sale**

Friday, 19 January 2024

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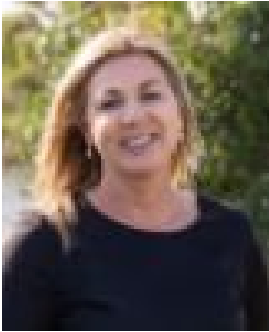
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4749 m2**

**Type: House**



Toni Skinner

0429453333

**\$880,000**

Nestled in the desirable area of Gulmarrad, this meticulously maintained low-set brick and tile home presents an unparalleled opportunity for a young family or a retiree couple seeking spacious tranquility. Situated on a sprawling 4749m<sup>2</sup> block of beautifully manicured land, this residence beckons you to move in and savor a lifestyle of relaxation and comfort. Upon entering, you're greeted by a sense of space and warmth. The air-conditioned main lounge room and formal dining area create an inviting atmosphere for family gatherings. The spacious kitchen, seamlessly connected to the dining area, boasts plenty of cupboard space and overlooks the expansive entertaining area, making it a focal point for daily living. The property features four generously sized bedrooms, offering flexibility for a growing family or accommodating guests. The large master bedroom is a private retreat with built-in robes and an ensuite featuring a large shower. The additional three bedrooms also come equipped with built-in wardrobes and ceiling fans. Step outside to discover a haven of outdoor bliss. The huge covered entertaining area provides a picturesque setting for social gatherings or quiet moments overlooking the private backyard. The fully fenced yard, adorned with manicured lawns, gardens, and a selection of fruit trees, is a perfect playground for kids and a secure space for pets. Additional Features • A third toilet is thoughtfully placed in the laundry area for added convenience. • Ceiling fans throughout the home ensure a comfortable and airy ambiance. • The double lock-up garage with internal access adds a layer of practicality to daily living. • A detached 7M x 7M Colorbond shed, equipped with power, offers ample storage or a versatile workspace. • Terracotta tiles on the roof not only add charm but also signify durability. Gulmarrad, a harmonious blend of country and coastal vibes, is strategically positioned between the riverside village of Maclean and the coastal havens of Brooms Head and Yamba. This ideal location ensures access to both rural charm and seaside delights, creating a lifestyle that is truly exceptional. This property offers more than just a home; it presents a unique opportunity to enter the market at a great price for the abundance of features it offers. With a well-maintained exterior and thoughtful design elements, this residence is ready to embrace a new chapter with its next fortunate owners. Don't miss your chance to secure a slice of tranquility and space in the heart of Gulmarrad. Your dream home awaits.