

**120 Browns Road, Yarrahapinni, NSW 2441**

**nvproperty**

**Other For Sale**

Thursday, 13 June 2024

120 Browns Road, Yarrahapinni, NSW 2441

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 7 m2**

**Type: Other**



Caterina Cooper

0417750773

**\$1,700,000 - \$1,850,000**

Nestled at the foot of Yarrhapinni Mountain, this exquisite coastal property offers a serene and private lifestyle amidst lush bushland. Located down a leafy country lane, the charming home is complemented by meticulously landscaped gardens, creating a perfect sanctuary for those seeking an idyllic lifestyle. Conveniently situated close to pristine uncrowded beaches and waterways of Grassy Head and Stuarts Point, this property is also within an hour's drive to both Coffs Harbour and Port Macquarie for airports, ideal for commuters. It's an enticing opportunity for those looking to make a sea tree change. Whether you're a growing family or active retirees, this delightful residence is designed with sustainability and energy efficiency in mind. Key features include:- Rendered double brick construction ensures cool summers and warm winters - A natural light filled, central living area boasts a modern Caesar stone kitchen with gas cooking - Enjoy a spacious lounge room with a wood fire for cozy winter nights or optional comfort of reverse cycle air conditioning - An additional living room provides space for formal dining or TV/family room- The home includes three generous bedrooms plus a study/office. The oversized master bedroom, located on the east wing, features an ensuite bathroom and access to a private sunny balcony. Two other bedrooms are situated on the west wing, conveniently near the main bathroom - A studio with separate access connects with a combined laundry and bathroom, perfect for visiting family and friends or as a hobby room- Quality timbers, high raked ceilings, blackbutt floors, and barn doors enhance the home's character- The living areas extend to a superb, covered deck that overlooks a beautifully landscaped saltwater pool with a pretty, filtered mountain backdrop. For poolside entertaining, there's a spacious, shaded gazebo.- Generous shedding including a barn outbuilding provides ample storage for machinery and vehicles plus space for serious workshop hobbies- The manageable acreage offers potential to embark on an agricultural pursuit of your choice or perhaps explore reviving a former established plantation of native flowers such as banksias, Christmas bush, lemon and lime myrtle- Water supply via rainwater tanks and a 1ML dam with irrigation in place for gardens and established plantation- For energy efficiency and saving on power bills there's a 5.4kW grid-fed solar system\* Land Area - 7.73 Ha (Approx. 19 acres) Don't miss this opportunity to inspect this unique coastal retreat and start living your dream lifestyle. Call Caterina on 0417 750 773 for more information or to arrange your viewing. All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research. Any highlighted boundaries shown are indicative only.