

127 Boormans Lane, Southgate, NSW 2460



Lifestyle For Sale

Friday, 29 March 2024

127 Boormans Lane, Southgate, NSW 2460

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 16 m2

Type: Lifestyle



Dave Dart

0427440808

\$2,100,000

COMPLETELY FLOOD FREE *Building & Pest Inspection Reports Available Upon Request*Once every now and again, a property comes to market that offers a unique and highly desirable lifestyle that is completely flood free. Homes of this size and quality, in this location are simply held so tightly that those in the market often wait years to find. 127 Boormans Lane is no exception. The property of approximately 68 acres is situated a short 20-minute drive to Grafton's CBD. The lifestyle that comes attached to a property like this is one that needs to be experienced to be understood. The fertile land makes this property perfect for horses, cattle & other livestock, while the benefit of two dams & town water ensure all stock is watered year-round regardless of the weather conditions. This incredible, grand home is made up of two residents: the main home and a well-appointed granny flat. The main home offers a spacious layout made up of four bedrooms, all generous in size, with the master featuring an ensuite bathroom, walk-in-robe and a study. Three full bathrooms, multiple living & dining spaces ensures there is plenty room for the whole family. The kitchen exudes quality with ample solid Jarrah cabinetry and new Caesarstone benchtops. Internal stairs lead downstairs to a spacious rumpus room and double car garage. The timber and brick construction creates a warm, embracing feeling throughout the home. Ceiling fans, air-conditioning & a wood fireplace keep the home comfortable year-round.The fully self-contained granny flat is a smaller version of the home separated by a breezeway. The two-bedroom, one bathroom layout was designed with practicality and quality in mind, making it the perfect space for extended family, a guest house or to rent out for some extra income. Outdoor entertaining is taken care of with a large, covered deck overlooking the pool and yard. Complete with a ceiling fan, timber screening and pull-down blinds, this area can be enjoyed with family and friends both on warm summer days as well as a cool winter evening. Notable features include:

- Ample machinery storage
- 8 Separate paddocks with self-filling water troughs
- 2 x small yards with troughs
- 1 x round yard
- 1 x vet crush
- 2 x dams
- Entire property is free from flooding
- Large solar system & solar hot water
- Bullnose veranda running around the entire home

Lifestyle properties are most certainly in demand. Please do not miss your chance here, declare your interest early or be prepared to miss out. Contact Dave Dart from Ray White on 0427 440 808 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.