

134 McAlpine Way, Boambee, NSW 2450

Sold House

Saturday, 4 November 2023

134 McAlpine Way, Boambee, NSW 2450

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 6124 m2

Type: House



Barry France
0407301404



Matt France

\$1,460,000

Set upon a generous 6,124m² of land, nestled perfectly against native rainforest, this substantial family-sized home offers a peaceful, semi-rural lifestyle opportunity with the fantastic convenience of being close driving distance to Sawtell Village/Beach, local schools, and Coffs Harbour CBD. Boasting wonderfully established gardens across the entire property, a large inground pool and enough internal and external living space to accommodate any sized family, this property offers great privacy and plenty of space to grow and enjoy with friends and family. A sturdy brick construction, the home features some wonderful period era finishes that provide great character, while extensive landscaping, retaining walls and decking combine to make for a truly special offering to suit the modern family.

Living/Family Room. Spanning approx. 9m x 5m, the living room offers a great space to kick up your feet and relax while overlooking the front yard and pool area. The ceiling is clad with timber which gives great warmth and character to the space and multiple colonial style windows provide plenty of natural light and views across the yard. Ornate cornices complement the theme of the home perfectly while a central brick fireplace offers a great atmosphere and warmth on those colder winter nights.

Kitchen. Offering beautiful timber cabinetry and plenty of bench space for meal prep, the kitchen offers separation from the family room while still providing easy connection to the formal dining area and outdoor entertainment deck. Featuring an updated electric oven, warmer, new gas hotplate, and serviced by an air conditioner, the kitchen is exceptionally functional. Adjoining the kitchen lies a convenient sitting area, served by a small wood heater which offers a fantastic space to curl up with a book or glass of wine of an evening.

Bedrooms. The Master bedroom is very spacious, offering a large walk-in wardrobe, direct access to the wrap around balcony and an exceptionally large ensuite bathroom with spa bath, toilet, and shower. The split system air conditioner and ceiling fan allow for a very comfortable sleep in all seasons. The remaining 3 bedrooms are all decent in size, offer ceiling fans, built-in wardrobes, and carpet underfoot, with bedroom 2 being very large and ideal for teenagers needing additional space for a large study desk or private living space.

Rumpus. The downstairs rumpus room is a key feature of the home which provides you with a plethora of uses and options to suit your family's needs. The rumpus room is a whopping 12m x 4m in size, is serviced by a dedicated bathroom and features a split system air conditioner. While serving as an ideal retreat for teenagers or young kids, this space could be easily built out to add additional bedrooms or be utilized as a self-contained 1-bedroom flat for a live-in family member or holiday let income.

Garaging. An exceptionally large 4 bay (tandem) internal garage provides ample space for vehicles, boats, garden tools and trailers while also providing additional storage space, often needed for larger families. Both Roller doors are motorised with 'Merlin' systems and an internal staircase provides direct access inside the home for convenience.

Workshop/Shedding. Attached to the rumpus on the Eastern corner is a convenient enclosed workshop/tool shed, the perfect place to tinker or could serve as a fantastic dry storage area. Additionally, separated from the house towards the front of the block lies a sizeable shed on slab, with windows, sliding doors and air conditioning. The perfect space for an art studio, teenagers retreat or could be converted into another habitable studio.

STCA Inspection is a must to understand all the features of this idyllic property, though overall it represents a terrific family home with plenty of potential for further renovations to suit your family's needs and tastes over time. The perfect opportunity for those wanting room to breathe or that semi-rural lifestyle change, without sacrificing convenience to amenities, schooling, and the beach.

Additional Features. - 2 x 25,000 Lt water tanks. - Precautionary Fire Sprinkler System mounted to roof. - Gardens and lawns are serviced by an extensive sprinkler system. - Approx 5kw Solar Power System / Apricus Hot Water System. - Deep Water Bore with pump. (Bore resides on property). - Additional drainage installed around dwelling. - Freestanding shed/workshop. - Sealed asphalt driveway. - Large 75,000 Ltr inground pool with water feature, extensive paving, and gazebo. - Split System Air Conditioning to the majority of the home + freestanding workshop.

Council Rates: \$2,664 Per Annum
Zoning: R5 - Large Lot Residential.
Note * This area of Boambee utilizes tank water and septic sewer systems.