

# 138 Patemans Road, Ashby, NSW 2463



## House For Sale

Monday, 4 December 2023

138 Patemans Road, Ashby, NSW 2463

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: House



Travis McConnell

0407450007

**\$870,000 - \$920,000**

Welcome to 138 Patemans Road, Ashby! This property offers a unique opportunity to own a beautiful house with breathtaking water views. Situated on a spacious 1.4 hectare piece of land, this three-bedroom, one-bathroom house is perfect for families or those looking for a peaceful retreat. Constructed in 1980, this house boasts a range of modern features. The interior includes a modern upgraded bathroom, built-in robes, dishwasher, internal laundry, and reverse cycle air conditioning, ensuring comfort and convenience. The property also offers a separate workshop, providing ample space for hobbies or storage. Step outside and be captivated by the fully fenced garden, established fruit trees scattered all over, perfect for outdoor gardening or simply enjoying the tranquillity of nature. From the large enclosed back deck, you have some of the most beautiful uninterrupted views of Lake Broadwater, breathtaking. One of the standout features of this property is its elevated riverbank location, offering unparalleled views that will leave you in awe. Imagine waking up to the sound of native birds and wildlife and enjoying your morning coffee while taking in the picturesque scenery. For those looking for eco-friendly features, this property has it all. With ceiling insulation, solar panels back to the grid and ample tank water supply, you can enjoy the benefits of sustainable living while reducing your carbon footprint. Located in Ashby, this property is conveniently situated near local amenities, schools, and shops. Maclean is only a short 15-minute drive to all shopping and facilities. Yamba and Iluka are no more than 30 minutes drive to be on the coast. With the price set at \$950,000 this property offers an incredible opportunity for those seeking a unique and picturesque lifestyle. Don't miss out on the chance to own this exceptional riverbank property. Contact us today to arrange a viewing and experience the beauty and serenity that 138 Patemans Road Ashby has to offer.