

14 Boundary Road, Gulmarrad, NSW 2463



Sold House

Friday, 25 August 2023

14 Boundary Road, Gulmarrad, NSW 2463

Bedrooms: 3

Bathrooms: 3

Parkings: 7

Area: 4007 m2

Type: House

\$1,040,000

Dougherty Property are very excited to offer this beautifully presented property located in a prime, elevated position on the Northern side of our very desirable Gulmarrad area. Gulmarrad is positioned between Maclean on the Clarence River and our pristine coastline with unspoilt beaches such as Brooms Head, Sandon River and the Yuraygir National Park. This standout property offers something special for everyone! A quality home, built with pride and completed in December 2019, a fully fenced yard for children or pets with remote control gate entry, and lots of shed space with overflow accommodation potential, workshop space, mezzanine and loads of secure storage. The lovely modern style home feels fresh and airy throughout, it has three decent sized bedrooms, two with built-in wardrobes and ceiling fans, plus the main bedroom has walk-through robes, front to back crossflow ventilation, air-conditioning, en-suite and access to a private courtyard space. The main living area is open plan with nib-walls defining the lounge area, ceiling fans, a wood heater and reverse cycle air-conditioning that will ensure your comfort all year-round. The stylish modern kitchen is well appointed with a 900mm wide S/S electric oven with gas cooktop, dishwasher, double fridge space, corner pantry and servery to the outdoor area. The dining area has built-in cabinetry with internal lights and is conveniently positioned with easy access to the kitchen and outdoor entertaining area. Other features of the home include, a very pleasant natural bushland outlook, Vinyl plank flooring through the traffic areas, tiled front verandah & entertaining area, BBQ gas-port, gutter-guard, fire rated windows, insulation, 6.3kw of solar back to the grid and Whirlybird heat extractors. Other improvements include electric driveway gate - Fully fenced yard - Established gardens and pathways - Two 7m x 7m Colorbond sheds with power, plus a 12m x 9m Colorbond shed with a mezzanine, dividing walls, bathroom, gas hot water, kitchen, great guest accommodation potential and a full width 8.4m high clearance awning off the front. This is a quality property in a prime location, don't miss this great opportunity! For more details or to arrange an inspection contact the listing agent Ken Bolton on 0402 405000