

141 Goulds Road, Elland, NSW 2460



Sold Livestock

Tuesday, 15 August 2023

141 Goulds Road, Elland, NSW 2460

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Area: 40 m2

Type: Livestock



Kylie Swift

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\$2,050,000

This stunning property has it all! The expansive valley views, the panoramic sunsets, and the close proximity to town are just the beginning. The executive residence is approximately 5 years old spanning 436m². As you enter the wide foyer, the high raked ceilings, fresh white walls, and the extensive views through the grandiose windows delight the senses. The valley views flow over the 11m x 6m heated concrete pool with water fountains, coloured lights, and in-floor cleaning. Separate heating is to the adjoining spa. The interchangeable floor plan offers 4-5 bedrooms with the King master suite in its own distinct wing with a luxury ensuite, WIR and glass sliding door access straight to the spa & pool. Let it be known that both bathrooms have underfloor heating, the Southern and Northern wings offer independent air conditioning, whilst the centre rooms are ducted with zone control. The laundry shares the Southern wing, as does the remote double garage that is large enough for the 4WD's, and storage. Illuminous and expansive, is the central wing that offers seamless integration between inside living, alfresco entertainment, swimming and soaking up the views. This is where you can choose between the woodfire heater inside or the fire-pit outside, the luxurious kitchen with butler's pantry or the BBQ/built-in kitchen for outdoor fun. The central wing is all about energy, we have the office, we have the media room and a guest room that can double as formal dining. Close the door and allow slumber parties to take form with wing number 3. This area offers a fully equipped luxury bathroom with a freestanding stone bath, 3 bedrooms with BIR's and a living room with sliding door access to the raised vegetable gardens. With consideration of the horses and livestock, the gently undulating acres are fenced into 8 paddocks of various sizes, all with good access, serviced by 2 permanent dams, a semi-permanent watercourse, and troughs. The 40.47 hectare property is currently running 20-30 cows and 7 horses. The colorbond shed on concrete slab is an impressive 12m x 21m x 5.2m, holding the 12.4kw solar system to support mains power. A 250,000l Heritage water tank services the home. Improvements are all on a grand scale! For the horse enthusiasts, the property boasts an impressive 50m x 30m Horse Arena professionally constructed and designed for working cattle. It is connected to a set of cattle yards and loading ramp. There are 2 horse day yards alongside the tack room plus dog runs and kennels. To best showcase the property, inspections will be conducted in a private manner. Contact Kylie Swift of Virtue Property Grafton on 0488 161 621 to make this happen. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.