

15 The Selection, Gulmarrad, NSW 2463



House For Sale

Sunday, 31 December 2023

15 The Selection, Gulmarrad, NSW 2463

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 5943 m2

Type: House



Angus Suttor

0266452222

New Price \$845,000

The coastal area of Gulmarrad has been discovered, because it offers value for money, lifestyle choices and its location is second to none, with its proximity to Brooms Head, beaches and the Yuraygir National Park. Every now and then a standout property becomes available within Gulmarrad and 15 The Selection is one of those properties. With the market still buoyant in Gulmarrad, you will be pleasantly surprised with the appeal and value for money this property represents and with vendors ready to move onto the next chapter of their lives, don't let this one slip through your fingers if you're seriously looking for a property that represents true value for money. It starts with the four-bedroom, two-bathroom home complete with quality appliances and fittings throughout. It extends to the appealing open plan kitchen, dining and living spaces all serviced by the split system air conditioning unit to provide comfort across the seasons. The outdoor entertaining area is appealing, screened and extends into the private back garden. This area combines the indoor and outdoor spaces effortlessly. Moving into the rear garden you have an elevated, level area to enhance the entertaining space before transitioning to the larger, open expanse of the back lawn. This area incorporates the 6m x 7m colourbond shed, established veggie patch with space to add extra sheds and gardens as you see fit. Internally the home is well designed with a lot of thought into its functionality and livability. The bedrooms are spacious and conveniently located close to the central bathroom. The master bedroom is large, comfortable and has a walk-in robe and en suite to suit. 15 The Selection is a property that you will be proud to call home. It will suit many buyers from retirees looking to relocate to the Clarence Valley to Families and singles who see the benefits of living in a regional community within a pristine coastal environment. If you're chasing the beach, Brooms Head is an easy 18km drive and Yamba is not much further at 21km. The central location of Gulmarrad is what makes it such a desirable and sought-after place to call home and with the position of this property within the market, this won't last for long. Contact the team to arrange your private inspection today.