

**16 Nirvana Close, Vacy, NSW 2421**



**House For Sale**

Thursday, 16 May 2024

**16 Nirvana Close, Vacy, NSW 2421**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 14**

**Area: 8008 m2**

**Type: House**



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## Contact Agent

Why wait to build your dream home when you can secure this custom designed 2024 completed home on 8008sqm in the popular Vacy Village. This property has been well designed, has the space to run a business with a second accommodation option as well as space for a horse. The Homestead Built by Raybal Constructions and finished in 2024 this superior designed, steel framed, 4 bedroom plus office or 5th bedroom, 2 bathroom brick home has had all the hard work done for you. The open plan design and large windows provide plenty of natural light throughout with an 4 zone ducted air-conditioning unit & ceiling fans for all year-round comfort. For those who like to entertain you will love this open plan layout with indoor/outdoor entertaining and dining options off the kitchen and living areas. The spacious chef's kitchen is the heart of the home and has been designed beautifully with an oversized 40mm stone waterfall island bench, soft close draws, 900mm gas cooktop & electric oven, dishwasher, plenty of preparation and storage space, room for two double door fridges & a generous butler's pantry with second sink, ample cupboard, and bench space. Watch the kids play while cooking through the glass window splashback that is a standout feature of this beautiful kitchen. The home features LED lighting throughout, a separate lounge and dining area, built in power outlets to the floor, 2.7m ceiling throughout with roof cavity lighting and is fully insulated from the ceiling to the external walls. The triple glass sliding doors open out onto the covered alfresco area which also features electric blinds for all weather entertaining, tv outlets and a great tiled space for the family to enjoy. There is plenty of space in the fully fenced enclosed yard which is great for the fur babies and the kids can enjoy the cubby house & sand pit. The owner has also planned the infrastructure with space for those wanting a pool. The master bedroom is generous in size and features a built-in recess for the tv, a great sized walk in robe and ensuite with spa bath, shower, toilet & double vanity's. All bedrooms include built in robes, ceiling fans and carpet throughout. The main bathroom is centrally located with a separate powder room for guests to use. The home has CCTV installed throughout the property which will remain at the property providing a safe and secure surrounding. The separate laundry features extra built in robe, plenty of bench & storage space. The double garage has internal access, electric remote door and extra built in robe storage space. The home also has 2 instantaneous gas hot water units, one for each end of the home. The infrastructure, Irrigation, Water & Grounds The property features an all-weather gravel, extra wide entrance to the driveway suitable for cars, trucks, machinery, or horse floats which is separated by 3 gated areas. The main access into the property has 2, 12-foot gates, a gated area for the house yard, & another 2, 12-foot farm gates to the rear of the property. The property has dog proof fencing, a woodshed & provisions have been made for a future granny flat with septic, water & electricity all accessible towards the rear of the property. On one side of the home, you will find parking under the insulated 4 bay carport for small trucks, machinery, boats, caravan, or cars. To the rear of the home there is plenty of turning area that leads to the large, 12m x 16m colorbond shed which is fully insulated on walls and ceilings, LED high bay lighting, 130mm slab, has a third hot water system for the studio accommodation built inside the shed, electric motors to 4 roller doors and workbenches. The studio has a walk-in robe, kitchenette, pantry & bathroom. The irrigation, plumbing and pipework to the property is impressive and water here will never be a problem. There are 2 x 22,700L rainwater tanks for the house, 1 x 20,000L firefighting tank, 1x 25,000L river water storage tank & 2 x 25,000L rain water tanks off the shed. The water can be pumped and transferred from the shed tanks to the house tanks. There is 240,000L of allocated river water allowed to be pumped from the river annually and an additional 760,000L of water allowed to be pumped to the property from the neighbouring dam through an easement. The property has multiple irrigation taps installed along the fence lines and externally which is set up to be run from both river water and dam water at your choice. Surface water has been taken care of with plenty of storm water drainage, ag lines & pipework laid throughout the property. All stormwater is pushed back into the dam which also pushes back towards the river. You must inspect to appreciate the attention to detail this owner has implemented into the property & land layout, design, and build. Internet is currently starlink, rates on the property are \$425 per quarter and estimated rental return is \$850 - \$950 per week. The property is located minutes drive to Vacy's General Store, Public School & Local Pub. The property is located 26 minutes to Dungog, 30 minutes to Maitland & Greenhills Shopping Centre, 1hr & 5 minutes to Newcastle & 2hrs 40 minutes to Sydney. Vacy also allows for school bus services to Dungog, Maitland or Hunter valley Grammar Schooling. If you are looking for a property where all the hard work has been taken care of and ready to move straight in, then this property is a must see. \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.