

16 Paperbark Drive, Clarence Town, NSW 2321



Sold House

Monday, 8 January 2024

16 Paperbark Drive, Clarence Town, NSW 2321

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 8590 m2

Type: House



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\$1,145,000

Situated within the popular Boatfalls Estate, this well-established small acreage is perfect for those wanting room for the horses, pets and kids or the horticulturalists at heart wanting a self-sufficient lifestyle. This 2018 finished Hotondo home features 3 generous bedrooms, an additional office & 2 bathrooms, one being an ensuite to the main. With a warm & inviting feel combined with plenty of natural light throughout this gorgeous home has been cherished by its owners. The lounge room features a woodfire to keep you warm during those cool winter nights and dual zoned ducted air-conditioning for those warm summers. The heart of the home is the kitchen and this stunning kitchen has a lovely neutral colour palette with Caesarstone benches, 900mm gas cooking, quality appliances, double sink, Island breakfast bench & a spacious walk in pantry behind. The kitchen also has soft close draws, a dishwasher and plenty of cabinetry. The home while it isn't the largest family home is perfect for a couple, downsizers or small family wanting that peaceful acreage lifestyle in a quiet estate. The master bedroom has a walk in robe & generous ensuite while all remaining bedrooms have built in robes, ceiling fans and a lovely outlook from each window. The main bathroom has plenty of character and features a timeless claw foot bath, separate shower & vanity. The home has a separate toilet, low maintenance vinyl flooring throughout with a double lock up garage with internal access. Why not enjoy a glass of wine or afternoon beverage by your pot belly fire pit and covered alfresco BBQ area, If you class yourself a bit of a green thumb then you will love the established gardens & trees, vegetable gardens and fruit trees which wrap around the property. You can tell the owner has gone to a lot of time and effort in having a bit more of a sustainable approach to life. She absolutely loves her gardens and it shows! Also set up for horses, this 2.1 acre property has 1 big paddock, with 2 additional areas that could be used for horse paddocks. With a walkway down the middle making it easy to move the horses around and built-in stables with lights as well as a full secure garage sized lockage tack room or storage room. The property also has a horse shelter in the bigger paddock. There is a 9x8m shed with roller door and side access with an additional carport. Other Features Include • NBN, Roadside access & mail, tubular solar hot water & gas back up system • 110,000L rain water tank & additional tank off sables for grounds and horses • Chicken coup, Beautiful plant life • Wallaroo State Forest close for riding horses • Council rates are \$338 a quarter The Boatfalls Estate is only minutes drive from the Pristine Williams River Boat Ramp, 5-10 Minutes drive to Clarence Town's Shops, Bowling Club & Public School. Located 15 minutes from the Pacific Highway, 35 minutes to Williamstown RAAF Base, 30 minutes to Raymond Terrace, under 1 hour to Newcastle and 2.5 hours to Sydney.* 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.