

# 161 Gibbons Street, Narrabri, NSW 2390



## Lifestyle For Sale

Wednesday, 24 April 2024

161 Gibbons Street, Narrabri, NSW 2390

Bedrooms: 4

Bathrooms: 4

Parkings: 6

Area: 58 m2

Type: Lifestyle



James Thomas

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## For Auction

161 Gibbons Street combines a specially crafted Hamptons styled 4 bedroom 4 bathroom Homestead with golf course views, picturesque grazing country and Namoi River frontage. This extremely unique rural lifestyle package has been developed to the highest of standards offering all the benefits of contemporary urban living whilst set on a 145 acres of prime rural land with an additional building entitlement. The split level brick residence was extensively renovated in 2017 with accommodation comprising

**Upstairs:**

- Main bedroom with carpet flooring and Marrakesh rendering
- Open ensuite with dual shower heads, side jets & custom teak floor, Kohler Japanese toilet & bidet, stand alone bath tub, underfloor heating & custom built dual vanity & UV Blinds.
- Walk in robe with his & hers custom cabinetry and double hung windows with brass fittings

**Downstairs:**

- Open plan kitchen with 900mm Falcon Oven & gas stove top, QAS air rangehood (ducted), ceramic farmhouse preparation sink, 40mm granite bench tops & splash back with pop up power points, 2.8m x 1.2m granite island bench with 2 x French country pendent lights, built in Fisher & Paykel dishwasher & draw fridge/freezer, custom cabinetry with hidden power points, built in pantry with electric shelves, cathedral ceilings.
- Butlers Pantry: dual ceramic sinks, 40mm ceaserstone bench tops, custom timber cabinetry and exposed timber shelving, tile splashbacks, Miele dishwasher, 2 x built in Electrolux fridge/freezers, coffee station & built in Panasonic microwave/oven/grill, built in rubbish/recycle bin draws & ample storage cupboards.
- Dining area adjoining the kitchen & opening with custom made bi-fold doors out onto the enclosed entertaining area overlooking the pool & back yard.
- Formal lounge room with built in gas fireplace, 3 x sky lights, north easterly aspect overlooking the golf course with custom linen curtains & rods.
- 3 bedrooms each with built in cupboards
- 2 x ensuites (shower, toilet, bespoke custom vanities, heated towel rails and a bath tub in bed 2 ensuite)
- Main bathroom (floor to ceiling tiles, shower, built in bath, vanity, wall mirror, custom vanity). All bathrooms supported by a large Rinnai continuous flow hot water system allowing all bathrooms to be utilised simultaneously.
- Rumpus Room/Office with timber flooring, barn style doors, data cabling & NBN connection
- Spacious laundry surrounded by VJ paneling with tile floors, ceramic sinks, custom cabinetry, built in desk, mudroom with bench seat, 2 large integrated laundry drawers & utility cupboard with power point for hand held vacuum.
- Large Hallway with full length custom storage cabinets each side specially designed for deep to fit luggage, linen & hanging space.
- Wine cellar underneath staircase
- Front verandah with patterned tiles overlooking the Narrabri golf course & landscaped front yard
- Rear verandah & Enclosed entertaining area with sliding doors & crimsafe fly screens
- Inground salt water swimming pool with pool cabana & flood lights overlooking lawn

The home is fully insulated & air conditioned serviced by five separate reverse cycle zoned & ducted systems. Set back from the home is a substantial machinery shed & garage (27m x 12.5m) accessed from a gravel driveway off The Island Road, features include (double garage & workshop, fully insulated, power, 2 x automatic roller doors, storage/tack room, machinery shed with 2 x built in stables, full length skillion & 2 x 5KW solar systems. The property has been extensively landscaped with automatic sprinkler systems, retention of existing shade trees and expansive lawn areas as well as the incorporation of equine infrastructure including a round yard and dressage arena. Country type comprises open grazing with frontage to the Namoi River & access to "Bradford's" a renowned fishing spot with a set of timber cattle yards accessed off The Island Road and water sourced from the Lagoon and a concrete trough via the town supply with new stock proof fencing throughout the property. This unique country gem is the pinnacle of rural lifestyle living featuring 145 acres of scenic grazing country, Namoi river & golf course frontage and improved by a contemporary Hamptons styled homestead with landscaped pool & substantial machinery shed. The property is to be auctioned on site on Thursday 30th of May at 10:00am

For inspection by appointment contact James Thomas on 0418 975 048 or email [james.thomas@nh.com.au](mailto:james.thomas@nh.com.au)