

18 Dianella Drive, Gulmarrad, NSW 2463



House For Sale

Wednesday, 7 February 2024

18 Dianella Drive, Gulmarrad, NSW 2463

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 4046 m2

Type: House



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\$750,000

Discover the unexpected charm of this distinctive two-story residence that offers an intriguing blend of space, light, and bespoke features! As you step inside, a vast open-concept living space greets you, complete with soaring cathedral ceilings that bathe the area in abundant natural light. The heart of the home is a meticulously crafted kitchen, boasting elegant Blackbutt timber countertops, an artistic glass splashback, and a fully-equipped butler's pantry. It's the attention to detail, including soft-close drawers, that elevates this space. The ground floor houses the secluded master suite, complete with an en-suite bathroom and a walk-in closet, ensuring privacy and comfort. A centrally located wood-burning fireplace adds a cozy warmth to the living area, perfect for chilly winters. Ascending to the first floor, you'll find three additional bedrooms, each with built-in wardrobes and ceiling fans for your comfort. A handy powder room serves two of the bedrooms, while the third enjoys the luxury of a private en-suite. This level also introduces a secondary living area, ideal as a parents' hideaway or a lively children's playroom. Encircling the property is a sprawling 16m x 4m verandah, fully enclosed to offer a generous extension of the indoor/outdoor living and entertaining space, usable in any season. For the ultimate leisure space, the property includes an expansive 'man cave' and an oversized double garage, featuring electric roller doors with a remarkable clearance of 4 meters - perfect for accommodating a boat or caravan. The garage also houses a workshop area and a mezzanine level for additional storage. Set on a lush, fully fenced 1-acre plot with meticulously landscaped gardens, this home is ready for you to simply move in and enjoy. Additional highlights include:

- Double insulation in the ceiling and walls for enhanced comfort.
- A 22,000L water tank for sustainable living.
- Close proximity to the local school and bus stop, fostering a convenient lifestyle.
- Just 10 minutes from Maclean, 15 minutes from Brooms Head, and 20 minutes from Yamba, positioning you perfectly for both tranquility and accessibility.