

1890 Valla Road, Bowraville, NSW 2449

House For Sale

Thursday, 13 June 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 4 m2

Type: House



Rich McKeon
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Offers to Purchase close 15 July

Offer to purchase details:-Written offers required prior to 5pm 15th July deadline-For local area sale price report & offer form send online enquiry via this listing-Vendor reserves the right to sell prior to the deadline-Recommend submitting offer early as practicable to be kept informed

Nestled in the heart of stunning rural landscape, this well-appointed 4-bedroom property overlooks 10 lush acres & offers perfect blend of comfort and country charm. The home features separated fourth bedroom or studio, seamlessly connected to the main house via a covered verandah, providing purchasers options. Enjoy the wrap-around verandah and the warm sunshine that floods the modern kitchen through its many windows. Blackbutt timber flooring throughout living areas. Located minutes from the charming Bowraville village & short 15-minute drive to pristine beaches & amenities of Nambucca Heads, this property promises a peaceful yet connected lifestyle. Offering smart layout inside & out, a large outdoor pizza oven & alfresco dining flowing off the internal living spaces. The undercover alfresco area enjoys a northern aspect, ensuring it is bathed in sunlight throughout the day. The property is well-equipped for hobby farming, featuring five-plus fenced paddocks, a timber stock yard & loading ramp. A separate workshop provides space for projects & storage, while the internal fireplace offers a cozy retreat during cooler months. Additionally, the property includes bore & pump, ensuring water supply for grounds year-round, along with air-conditioning to main living & main bedroom. There is a spacious 3-4 car garage alongside the residence with additional toilet & shower enhancing the functionality of this exceptional property. The sunny, elevated position of the home offers beautiful views over rolling paddocks, creating a permanent & picturesque setting to enjoy. Whether you're looking for a rural escape or a place to cultivate a sustainable lifestyle, this property delivers on every front. Don't miss opportunity to make this idyllic rural retreat your own.

Additional features:

- 2x above ground 20,000 litre water tanks
- Chook pen & housing
- Solar hot water system
- Dam catchment area
- Creek runs through bottom of property
- 5000 litre bore water storage tank
- In ground septic system

Council rates: \$1,084 per annum (approx.)

Disclaimer: Agent does not guarantee accuracy of the information. Purchasers need to make their own independent enquiries