

212 South Boambee Road, Boambee, NSW 2450

Sold Acreage

Wednesday, 13 September 2023



212 South Boambee Road, Boambee, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 8 m2

Type: Acreage

\$1,725,000

Enjoy the best of both worlds with this rural residential setting located only minutes' drive to either the centre of Coffs Harbour or local Sawtell beaches. The expansive 8.7 hectare property offers an exquisite lifestyle for horse enthusiasts and nature lovers alike! The property features a charming four-bedroom home with a thoughtful floorplan that has been designed to capitalize on the northerly aspect. Polished concrete floors enhance the living areas and designer kitchen, exuding a contemporary and stylish ambiance throughout. The kitchen is the perfect fusion of style and functionality, meticulously crafted to meet the needs of the most discerning chef. Sleek lines and clean aesthetics tastefully blend contemporary elegance with old-world charm, while French doors bathe the space in natural light to create an inviting and warm atmosphere. The expansive granite countertop provides ample room for meal preparation, while the meticulously designed cabinetry offers abundant storage options, ensuring a clutter-free and organized environment. The lounge/dining is a substantial room which carries a feeling of casual elegance that never goes out of style. There is also a formal lounge on this level, and a highlight of the property is the north-facing sunroom at the rear. Flanked by windows which invite the northerly winter sun, the slow combustion heater helps to create a tranquil space to relax and unwind. Upstairs are the sleeping quarters, with 4 bedrooms and 2 bathrooms on this level. The master suite is complete with walk-in wardrobe and ensuite bathroom, while the remaining 3 bedrooms will all fit a queen-sized bed. There are ceiling fans and built-in wardrobes all-round, and the dormer windows create quirky yet usable spaces. Step outside and you'll discover multiple places to entertain, or just to enjoy the outdoors. A small deck off the kitchen is the place to catch the morning sun, which steps down to a paved patio which is sheltered by a stunning vine. The main alfresco flows from the sunroom and provides spaces which are both covered or open to the elements. The sunken patio is a great spot for a firepit, where you can while away your evenings under the stars. A few steps from the back door is an inviting saltwater swimming pool, harmoniously set amidst stunning gardens to create a private oasis for endless summer enjoyment. The grounds also feature a flood-lit dressage arena and horse stables catering to your equestrian passions. A ride into the hills will lead to enchanting riding trails, beckoning you to embark on endless adventures through the scenic Boambee countryside. Positioned within the catchment for the popular Boambee Public School, the school bus will pick up and drop off almost directly out front of the house. It is also located just a 6 minute drive from the conveniences of Boambee Shopping Centre, and just 9 minutes from Coles, Woolworths and Aldi at Toormina Gardens Shopping Centre and only 14 minutes to Coffs CBD. Rental Return: \$800p.w (forecast)* Spacious country residence on 21.7 acres of land* 4 Generous bedrooms - all with BIR + ceiling fans* Master suite with WIR and ensuite bathroom.* 3 Separate living areas with stunning polished concrete floors* Designer kitchen with stone benchtops and quality appliances* Saltwater in-ground swimming pool* Flood-lit dressage arena with horse stables + tack room Land size: 87,800m² (approx.) - Rates: \$3,773pa (approx.)