

# 23 Rivendell Mews, Nana Glen, NSW 2450

## Acreage For Sale

Friday, 1 March 2024

23 Rivendell Mews, Nana Glen, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8383 m2**

**Type: Acreage**



David Small

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**Price Guide: \$1,290,000-\$1,390,000**

Beautifully presented and lovingly maintained, this quality-built contemporary residence, with lap pool and shed, is situated on a level, fully fenced and manageable property of 2.07 acres (0.83 ha). Conveniently located in the attractive semi-rural neighbourhood of Rivendell Mews, within minutes of the thriving country village of Nana Glen, a 25min drive to Coffs Harbour and 20mins drive to the beach via Bucca Road. Built in 2017, this beautifully designed home features a formal entry; a tiled open plan central living zone, encompassing media room; modern kitchen with walk-in pantry and breakfast bar; dining area; home office nook; plus, a spacious lounge room adjoining a generous outdoor covered entertaining area overlooking the pool, and picturesque views of trees and hills in the distance. Lovely views can also be enjoyed from the main bedroom, featuring ensuite bathroom and walk-in robe, plus a glass sliding door to the outdoors, and the heated spa and lap pool. Located at the opposite end of the central zone are a further three bedrooms, plus family bathroom and separate toilet. The home has a dedicated laundry with storage space, and three linen cupboards sensibly located close to the bedrooms. Additional features: Double garage with remote access Split system air-conditioning in main bedroom and living zone; ceiling fans throughout 7.3 x 7.3 m shed with remote access (roof pitch offers 4.028m high point and 2.7m low points) New 10m x 4.36m swimming pool 2 x 36,000L water tanks plus a 23,500L water tank to paddocks, pool and shed 5.3kw solar panels with SMA inverter, Resu 10h 9.6kwh solar battery; Gas hot water Concrete pathway around the entire exterior of home and to the street Solid post and rail fence along street frontage, cul-de-sac position Timber posts with 5 strand plain wire fences along boundaries and to horse paddock Steel frame shelters located in each of the paddocks, plus water trough plumbed centrally to the horse paddock area The property is located close to the school bus route servicing all Coffs City schools, and within cycling distance of Nana Glen Public School, the Community swimming pool, the local park and swimming hole on the Orara River. Enjoy the convenience of Nana Glen village, general store, and the popular meeting place at the Idle Inn Café. It's an easy 20min drive to the growing seaside hamlet of Moonee Beach with its family friendly hotel, vibrant shopping centre and Moonee Creek Nature Reserve.