

# 268 Langs Way, Woodburn, NSW 2472



## Sold House

Tuesday, 12 March 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Vicki Morgan  
0409914433

## Contact agent

Exclusive selling agent Vicki Morgan proudly welcomes you to 'Rivershine'. This immaculately presented property is situated on 1.93ha (4.97 acres) and will impress you from the moment you enter the gates and take the drive through the tree studded 'Avenue'. You will relax into the peaceful surroundings and immaculate landscaped surrounds which have been thoughtfully designed with the family and four footed friends in mind and provide with ample space for all. The spacious house is situated in an elevated position overlooking the fully fenced paddocks and manicured lawn. The house is in a flood free position and not affected by flooding. With the Richmond River directly opposite the serene views from the verandah extend out to Nightcap National Park in the distance. With absolutely nothing to do but move straight in! The floorplan of the home allows for living all on one level with an open plan design, raked ceilings and loads of windows and sliding doors to let in the light & the views. The supersized kitchen with large island bench and plenty of cupboard and bench space will allow for interacting while cooking and entertaining and has all the modern appliances. The open plan living extends to the dining and lounge areas with polished hardwood floorboard. Opening onto the covered verandahs which wrap right around the house capturing all views of the surrounds. All four bedrooms are spacious with main bedroom featuring ensuite, walk in robe and sliding doors opening onto the covered verandah. There is a second lounge/rumpus located away from the main living area which is the perfect space to escape with air conditioning & sliding doors and verandah access, alternatively could easily be converted into the 5th bedroom. Main three way bathroom has a separate bath, shower, double vanity with ample storage and separate toilet. The downstairs area is fully enclosed and concreted and currently houses a fully equipped gym and guest accommodation with its own toilet and shower and could potentially be converted into a granny flat. There is also a large laundry area, double garage (9x10m) with brand new remote roller doors and plenty of shelving and bench space, as well as undercover parking for 4 additional cars. The property is fully fenced with new concrete footings. There is a large 28m concrete pad which accommodates even more vehicle parking. Conveniently located only 7 mins from Broadwater village for essentials, 14 mins from the popular tourist destination of Evans Head with its fabulous surfing, 4wding fishing and boating and 30 mins from the regional centre of Ballina and the Ballina/Byron Airport. With plenty of potential, inspection will not disappoint! For further information please give me a call Vicki Morgan Hills2Coast Real Estate 0409914433 [vicki@hills2coast.com.au](mailto:vicki@hills2coast.com.au)