

294 Burragan Road, Coutts Crossing, NSW 2460



House For Sale

Friday, 29 March 2024

294 Burragan Road, Coutts Crossing, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 4 m2

Type: House



John Cameron

0409377181

AUCTION

Auction Details: Wednesday 24th April 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Nestled in the serene landscape of Coutts Crossing, the distinguished 294 Burragan Road presents an unparalleled opportunity, selling under the hammer on the 24th of April. As the current owners are set on relocating, this creates an exceptional chance to own a slice of this rural haven. Sprawled across 10 magnificent acres, the land is well-suited for equestrian enthusiasts, providing ample room for horses to graze and roam. The residence boasts four generously-sized bedrooms, three of which come with convenient built-in robes. The master bedroom is a haven of comfort, featuring its own air conditioning unit for those warm summer nights. The culinary heart of the home is an Italian kitchen, complete with modern appliances. The open plan design encompasses the kitchen, dining, and living areas, creating an expansive and welcoming space for entertaining and daily life. This central hub is also climate-controlled with an additional air conditioner, ensuring year-round comfort. Security is prioritized with screens and doors fitted throughout. The property's thoughtfulness extends upwards, with a loft providing easy access to a substantial roof cavity, perfect for additional storage needs. Please refer to the floorplan provided for an understanding of the layout. Step outside to the large back verandah, where you'll be greeted with breathtaking views of the surrounding landscape and the largest dam on the property—a picturesque spot for hosting guests. The property houses multiple dams, enhancing the rural charm and utility of the land. For those who relish in outdoor activities, the private race track is a thrilling feature for motorbike enthusiasts. The machinery shed, large enough for six cars, along with a three-bay carport attached to the 'man shed,' ensures ample space for vehicles and projects. The 'man shed' itself is equipped with living quarters, bedroom, bathroom and bar area, ideal for hosting guests or as a private escape. Additional storage is available in another three-bay garage, also featuring an attached carport, ensuring there is more than sufficient space for all the tools and equipment needed for rural living. The property's Koi fish pond and front-of-property greenhouse, served by a 1,000-litre tank, speak to the thoughtful touches that make this property special. Three 21,000-litre water tanks, a robust solar system, and second drive way accessible via a public road add to the practicality of the estate. Notable features include:- 10 acres (approx.)- 4 bedrooms- 1 bathroom- 2 x air conditioning- Multiple sheds and carports- Solar system- Multiple dams- Motorbike track This unique estate at 294 Burragan Road is not just a home; it's a lifestyle promise, offering the idyllic setting for those who dream of expansive space, privacy, and the charm of rural living without compromising on modern amenities. Contact John Cameron from Ray White TKG on 0409 377 181 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.