

# 3 Pardalote Place, Gulmarrad, NSW 2463



## House For Sale

Friday, 29 March 2024

3 Pardalote Place, Gulmarrad, NSW 2463

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 4000 m2

Type: House



Angus Suttor

0266452222

**\$1,090,000**

Welcome to 3 Pardalote Place Gulmarrad! This stunning property offers the perfect blend of a quality family home, pool, shedding, an additional studio and all comfortably spread across the 4000m<sup>2</sup> block of land. The complete Gulmarrad package. The properties features list is impressive: • Air conditioned brick and tile home. • 4 bedrooms and 2 bathrooms in the main residence • Freshly painted interior, roof upgrade and freshly painted • 1 bedroom self-contained studio, attached to the main home • 10KW battery ready solar array • 11m x 5m mineral pool • Screened outdoor entertaining room • Fenced courtyard for privacy • Fully fenced back garden and fenced front boundary • 15m x 7m shed with a 8m x 6m awning for the boats and caravans And the list goes on, but the only way to truly appreciate this impressive property is to arrange a private inspection and assess the value for yourself. There is a real sense of space in the home from the open plan living kitchen area to the main bedroom, ensuite and remaining bedrooms. Most of the living spaces have views to the pool, screened outdoor entertaining room and the private courtyard. With a fresh coat of paint throughout the home, you are walking in to a turnkey option with little work needed, if any. With the attached studio, you have the option of some supplementary income from renters or short stay holiday accommodation and options for extended family. The shedding is large at 15m x 7m and able to accommodate a variety of vehicles, including the newer style off road caravans under the attached 8m x 6m awning. There is a lined room within the shed that is currently used as a gym, but could provide the option for a home based office or teenage retreat. The shedding is linked to the rear garden and provides a level of privacy from the road. The gardens are established, have a tropical feel and are easy care. The lawns are in top condition and provide ample open space to enjoy, giving you a sense freedom. This is a home that will tick the boxes of any discerning buyer looking to secure a home in Gulmarrad and are looking for liveability with an environmental footprint to ease the cost of living pressures that we all feel today. Don't miss the opportunity to make this beautiful property your own. Contact the team at Raine & Horne Maclean, Yamba & Iluka to arrange your private inspection today!