

# 3 Quarrion Place, Gulmarrad, NSW 2463



## House For Sale

Saturday, 2 March 2024

3 Quarrion Place, Gulmarrad, NSW 2463

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 4000 m2

Type: House



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**\$760,000 - \$790,000**

Looking for that perfect blend of space and affordability? Look no further than 3 Quarrion Place. This 3-bedroom, 2-bathroom home sits on a sprawling 4000 sq.m. parcel of land, offering unbeatable value for money in today's market. Conveniently situated just a short 15-minute drive from the pristine beaches of Brooms Head and a mere 20 minutes from the coastal township of Yamba, with Maclean only 10 minutes away, this property provides the ideal balance of semi-rural tranquillity and accessibility to essential amenities, schools, and seaside delights. Step inside to discover a newly carpeted and air-conditioned lounge room, seamlessly connected to the fully tiled dining area and spacious U-shaped kitchen. Boasting ample cupboard and bench space, a breakfast bar, and a walk-in pantry, the kitchen is a functional hub for culinary creativity. The open-plan living area, tiled throughout, extends from the kitchen, ensuring ample space and comfort for family gatherings, with direct access to the fully covered outdoor area for seamless indoor-outdoor living. Retreat to the rear of the home to find the master bedroom, offering serene views of the expansive backyard, complete with its own ensuite and sizable walk-in robe. Two additional generously sized bedrooms feature built-in robes and ceiling fans. Step outside to enjoy the large covered entertaining space, where you can delight in nature and wildlife right at your doorstep. With a double remote garage offering internal access and a 6x6m colorbond shed, storage for vehicles, boats, or vans is never an issue. Embrace the coveted lifestyle of Gulmarrad, where peaceful semi-rural living meets coastal charm. With fresh paint, new carpeting, solar power, and an abundance of storage space, this home presents an exceptional opportunity to make your mark and create the perfect haven for your family. Don't miss out on this incredible opportunity – call the team today to arrange a viewing and secure your slice of paradise. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.