

30 Blue Hills Avenue, Goonellabah, NSW 2480



House For Sale

Thursday, 2 November 2023

30 Blue Hills Avenue, Goonellabah, NSW 2480

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 9 m2

Type: House



Gary Ghilardi
0438868627

\$1,700,000 ono

What a find, 9ha (22.23) of prime land at the top end of Goonellabah with a 5-bedroom residence along with a windmill style tea house, all weather parking and shedding! Built by a Dutch couple, this unique windmill style tea house was the place to be seen back in the 80's. With full operating kitchen, 2 utility rooms with built-in storage, a large timber loft with toilet and basin, along with separate mens & womens toilets, shower and access through to the in-ground saltwater pool, what a prime location for gatherings and events. The separate 5 bedroom residence has a large air-conditioned open living area flowing through to a full timber kitchen and separate dining area. Downstairs you will find 2 carpeted bedrooms, internal laundry and bathroom with separate toilet. Upstairs is a smaller 2nd living area, 3 bedrooms all with air-conditioners and 2nd bathroom with shower and toilet. Outside there are numerous established gardens and mixtures of timbers including natural scrub land. Storage is no issue with 2 x 9m x 6m sheds, both with power and a connecting 9m enclosure with 3 bay parking connecting the 2 sheds. A large dam makes this property suitable for both horses and cattle. There is a mixture of both flat and hill and plenty of shady timber. Features of this property Include:

- 9ha (22.23 acres)
- 5 bedroom, 2 storey residence with covered outdoor entertainment area
- Windmill Tea House with gas kitchen, large loft, separate toilets and shower
- Fully fenced and landscaped saltwater pool area
- 2 x 9m x 6m sheds with power along with 3 bay open shed
- 12 panel solar electricity system
- Large dam suitable for livestock or small irrigation
- Convenient location to all major primary and high schools, shopping centres, medical centres, sporting fields and approx. 28km to Ballina
- All services including bus, mail, bin collection and town water connected
- Option to build a second dwelling (STCA)
- Approved 2.2 acre subdivision for 4 x 2500m² lots. The sale of this property also includes a 0.9Ha (2.2 acres) at the front of the property which has now had DA approval for a 4-lot subdivision. Inspections will be via appointment only, please call Gary on 0438 868 627.