

**30 Deans Road, Boambee, NSW 2450**

**Sold Acreage**

Wednesday, 6 September 2023



30 Deans Road, Boambee, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 3239 m2**

**Type: Acreage**

## Contact agent

Escape to a tranquil oasis where lifestyle and natural beauty converge seamlessly. Where the rural paddocks become an extension of your backyard, providing a sense of space & privacy, as well as a spectacular outlook. The striking home combines inspiring design with quality interior finishes to create a desirable standard of semi-rural living. Every corner of the home is a testament to exquisite taste and a commitment to quality. With modern amenities, spacious living areas, and a smooth integration between indoors and outdoors, this spectacular residence is a sanctuary of comfort and elegance. Functional design seamlessly fuses the well-appointed kitchen and the living spaces, and there is ample bench space with stool seating at the central island. An abundance of glass windows allow natural light to infiltrate the interior year-round, while also providing a stunning view out to the pool and beyond. All bedrooms are a generous size and are fitted with ceiling fans, while the master suite is complete with walk-in wardrobe, stunning ensuite bathroom, and a large window to capture the rural outlook. There is also a separate office alongside the front door, providing the perfect space to work-from-home. The outdoor spaces have been designed for people who love to entertain. Whether you seek the simple joys of good friends and good food, or a raging poolside party - this haven caters to every occasion. With an outdoor kitchen, generous covered dining as well as a sunken sitting space, the alfresco provides a perfect setting for memorable gatherings. There is even sliding door access to the adjacent pool room! Heading downstairs, the pool area has been set up for a serious party! The 'bunker bar' has been re-claimed from the old water tank, creating a very rustic yet very cool 'underground' bar setting which spills out to the pool deck. Last but certainly not least is the shedding and vehicle storage. There is a single garage attached to the home, and a separate concrete slab to store the boat or caravan at the side of the house. On top of this is a huge 10.5x7m shed for your toys and hobbies. The beautiful setting will make you feel a million miles from civilization, however it is just a 6 minute drive to Coles, Woolworths and Aldi at Toormina Gardens Shopping Centre and only 8.5km to Coffs Harbour CBD. The hospital is a short 5km drive and your Bunnings sausage sizzle is only 8 minutes from the front door. Rental return: \$850p.w (forecast)\* Beautifully renovated home with hardwood flooring\* Stunning modern kitchen & bathrooms\* 4 bedrooms plus separate office\* Multiple indoor & outdoor entertaining options\* Covered alfresco with outdoor kitchen\* In-ground saltwater swimming pool Land size: 3,239m<sup>2</sup> (approx.) - Rates: \$2,141pa (approx.)