

**302 Brooms Head Road, Gulmarrad, NSW 2463**



**Sold House**

Saturday, 2 September 2023

302 Brooms Head Road, Gulmarrad, NSW 2463

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4362 m2**

**Type: House**



Grant Gillies

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**\$740,000**

Introducing the perfect family haven at 302 Brooms Head Road! This solid brick & tile four-bedroom, two-bathroom home boasts an array of features that make it an exceptional opportunity for a young family seeking comfort, convenience, and most importantly affordability! Nestled on a sprawling 4,362m<sup>2</sup> block, this property offers ample space for you to create an ideal private family oasis by strategically planned landscaping around your specific requirements. Be that an inground pool and entertaining area or more shedding...the opportunities here are endless. Imagine waking up to the gentle embrace of natural light filtering through the windows of your spacious four-bedroom abode. With ample room for the whole family, you'll find a perfect blend of functionality and simplicity throughout the house. The layout offers a formal lounge room featuring a small built-in bar area that links seamlessly to a designated dining area that then flows into the galley style kitchen and family room. This area features wood fired heating and gives direct access to the outdoor area. The master bedroom and ensuite are located at the front of the home with the remaining three bedrooms at the rear, all have built in robes and tree lined outlooks. A three way bathroom caters to the remaining bedrooms. The 5.5kw solar power system not only minimises your carbon footprint but also reduces your energy costs, allowing you to enjoy both environmental benefits and financial savings. The separate shed complete with power allows for extra storage or would make the ideal workshop space! The roof of the home has recently been cleaned and resprayed ensuring its maintenance free for years to come. One of the highlights of this property is its location & proximity to the stunning Brooms Head beaches, just a short 15-minute drive away. Imagine spending weekends basking in the sun, building sandcastles with your children, or taking full advantage of the crystal-clear waters of this idyllic coastal village which is practically on your doorstep. Additionally, the convenient 7-minute drive to Maclean ensures that you're never far from schools, shopping, and essential amenities as well as being just 20 minutes to Yamba. With affordability in mind, this home presents an incredible opportunity for a young family to embrace a comfortable lifestyle without compromising on location. Don't miss your chance to secure this property, enquire today to make 302 Brooms Head Road your new family haven – where space, convenience, and affordability come together in perfect harmony. **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.