

# 31 Gaudrons Road, Sapphire Beach, NSW 2450

## Acreege For Sale

Sunday, 10 March 2024

31 Gaudrons Road, Sapphire Beach, NSW 2450

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 3 m2**

**Type: Acreege**



Darcy Kean



Peter Darby  
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## **\$1.525 - \$1.575 mil**

A rare opportunity to enjoy the best of both worlds with this coastal and rural lifestyle property. This acreage offering is perfectly positioned in the highly sought after northern beaches. Just 10 minutes from the Coffs Harbour CBD, 10 mins to Woolgoolga, 3 minutes drive to Moonee Market and a short stroll to pristine Sapphire Beach. The lush 9 acres offers a great balance of privacy and space, with the convenience of being only minutes to an abundance of modern conveniences. Unique to a small section of Gaudrons Road is this flat usable land, within the area zoned for subdivision application (stca). With a freshwater creek, a dam and 2 sheds, the opportunities are endless. The main residence is situated on the highest point of the property and enjoys a picturesque outlook. A perfect vantage point to take in the native wildlife and birdsong. The home includes 3 bedrooms plus office plus large rumpus, the master suite has an ensuite and access to an alfresco area overlooking the backyard and bush. The central part of the home is open plan with a fabulous light filled space that is accentuated by the high ceilings and oversized windows. The detached 1 bedroom self contained granny flat adds to the multiple options this property presents, including though not limited to, separate guest accommodation, perfect for teenagers, extended family or the opportunity to gain income from a sought after Airbnb. The highly functional kitchen with large oven, gas top cooking and ample bench space is perfect for entertaining friends or family get-togethers, which can be done on the deck or the large and kid/ dog friendly fully fenced back yard. With scope to put your stamp on this solid family home, or just move right in and enjoy the views, the location and the coastal-rural lifestyle, this property is a rare offering on the Coffs Coast. INSPECTIONS BY APPOINTMENT Rates: \$3213 (approx) \*\*\*Agents interest declared\*\*\*