

**31 Nilands Lane, Woodberry, NSW 2322**



**Acreage For Sale**

Monday, 30 October 2023

31 Nilands Lane, Woodberry, NSW 2322

**Bedrooms: 7**

**Bathrooms: 7**

**Parkings: 2**

**Area: 2 m2**

**Type: Acreage**



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## Expression of Interest

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves"31 Nilands Lane boasts versatile infrastructure, catering to a diverse range of buyers. Whether you're seeking a residential haven, a commercial venue, or a fusion of both, this property promises to exceed expectations!"The SnapshotStep inside this stunning semi-rural family home and be immediately charmed by its warmth, character and exquisite presentation. Meticulously maintained throughout, every detail has been carefully considered and executed to offer the very best in modern family living. Spread across 2.61 hectares, this impressive property is not only a testament to expansive living but also a prime opportunity awaiting diverse ventures. Perfect for large families seeking space and serenity, its vast footprint also invites commercial opportunities. Whether envisioning a cozy bed and breakfast, a home-based daycare centre, exploring options for varied accommodation services, or catering to specialized needs like NDIS clients, this expansive property offers the flexibility and foundation to turn bigger dreams into reality.The multiple living spaces, two separate granny flats, an impressive outdoor oasis complete with an inground pool, generous timber deck and a playground of your children's dreams make this property an unparalleled sanctuary. While the high ceilings, slate flooring, exposed brick fireplace and timber plantation shutters set the scene for the overall style and appeal of this beautiful home. The HomeNestled upon a sprawling 2.61-hectare allotment, this exceptional family sanctuary harmoniously blends design, comfort, and country charm. Specifically crafted for the epitome of modern family living, the stunning property masterfully combines daily functionality with the captivating charm of a semi-rural lifestyle. As you approach, the grand entryway and charming bullnose verandah welcome you and set the scene for the gorgeous interiors that await. As you step into the home, the foyer leads you directly into the multiple primary living spaces designed with a modern family's needs in mind. Positioned as the heart of the home, the living room, dining area, and spacious timber kitchen are thoughtfully connected, allowing this cohesive layout to create smooth transitions between cooking, dining, and relaxation. The gorgeous timber kitchen features high-quality appliances, 20mm stone bench tops and a large breakfast bar-ideal for casual gatherings and lazy weekend brunches. While the charming bay window above the kitchen sink invites in stunning views of the lush rear garden and scenic countryside. The generous lounge boasts elegant timber bi-fold doors, while the dining area extends effortlessly to the rear verandah through glass sliding doors, allowing for an integrated indoor-outdoor experience.Step outside, and you find yourself enveloped in an idyllic outdoor oasis, intentionally designed for relaxation, socialising and endless weekends of family fun. The gorgeous inground pool creates the impressive centrepiece of this sanctuary, accompanied by an undercover, paved entertaining area and a large timber deck perfectly positioned for entertaining or watching the kids in the pool. An extensive children's playground, fully outfitted with a sandpit and play equipment, makes the back garden a child's dream oasis. Within the home, four bedrooms each offer the luxury of featuring individual ensuites, as well as split system air conditioning, timber plantation shutters, and built-in wardrobes. The generous nature of four main bedrooms each with their own ensuites, showcases the home's emphasis on comfort, and a tactile sense of luxury. Beyond the core family spaces, you'll find two fully serviced granny flats, each designed to function as independent living quarters. These modern additional homes feature kitchenettes, bathroom facilities and tailored living spaces, extending the home's flexibility for multi-generational living or potential short-term rental income.Additional amenities elevate the functionality of the residence, from a dedicated children's playroom to the option of an additional bedroom or home office at the front of the property. The home also offers 48 solar panels, a double garage that includes drive-through access and a functional turning area.This home is a masterpiece in tailored living, meticulously designed to meet the nuanced demands of modern families. Every square inch offers a careful blend of high-quality amenities and timeless aesthetics.The sheer scale and thoughtful layout of the property create the ideal setting for larger families in search of tranquillity and room to grow, as well as exciting commercial possibilities. Whether it's transforming the estate into a cosy bed and breakfast, a home-based daycare, or additional income streams via varied accommodation options, the opportunities are as limitless as your imagination.Surrounded by picturesque, tree-lined streets and enveloped in a community-focused environment, you're far enough from the hustle to breathe freely, yet close enough to amenities to live without compromise. 31 Nilands Lane, offers an abundant lifestyle ripe with opportunity.SMS 31Nil to 0428 166 755 for a link to the online property brochure.