

325 Burraneer Road, Coomba Park, NSW 2428



Sold Lifestyle

Monday, 18 March 2024

325 Burraneer Road, Coomba Park, NSW 2428

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: Lifestyle



Denise Haynes

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James Murphy

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\$1,700,000

Experience the breathtaking allure of 'Burraneer House,' an exceptional residence boasting sweeping panoramic views of Wallis Lake and the captivating Breakneck Mountain Taree. Nestled on 8 acres of secluded gardens and parkland, this landmark waterfront reserve acreage presents an extraordinary opportunity to own a slice of paradise. Immerse yourself in the natural beauty that surrounds 'Burraneer House,' where Wallis Lake beckons from your doorstep and sun-drenched, elevated vistas stretch across the pristine waters, reaching towards distant mountains and charming towns. Discover the perfect hideaway, a haven of tranquility that invites you to indulge in a lifestyle like no other. With its captivating charm and architectural brilliance, 'Burraneer House' reveals a stunning design, featuring expansive verandahs, a covered entertainment deck, cathedral ceilings, and cosy log fires. Delight in the spaciousness of separate living areas, a formal dining area, and a large gourmet-style kitchen complete with a walk-in pantry. The elegant and stylish family bathroom adds a touch of luxury to everyday living. Awaken to the majesty of Wallis Lake from the three double bedrooms, each commanding extraordinary views and opening directly onto the sun-drenched lake view verandah. The master bedroom, complemented by a full ensuite and built-in robe, offers a sanctuary within a sanctuary. Additionally, for those seeking the ultimate work-from-home experience, an office space awaits. The home offers ample storage throughout, and the large garage easily accommodates all of the toys, including two cars, a boat, and a box trailer. 'Burraneer House' also boasts an array of acreage features, with established ornamental plantings, an orchard, vegetable gardens, a hot house, and additional garden sheds, all perfect for self-sufficiency enthusiasts or just pottering around and enjoying mother nature. Indulge in leisurely days by the fully fenced in-ground saltwater pool or take a leisurely stroll down to the crystal clear pristine lake, for fishing, boating and swimming adventures. Embrace the tranquil surroundings and relish the true essence of waterfront living. The property offers modern sustainability with a solar electricity system, feeding back to the grid, as well as a solar hot water system. Additionally, it boasts a generous water storage capacity of 75,000 litres, ensuring a sustainable water supply. Located approximately three hours' drive from Sydney's 'northside' and two hours from downtown Newcastle, 'Burraneer House' stands as a testament to unparalleled beauty. Embrace the awe-inspiring setting of Wallis Lake, where nature's wonders blend seamlessly with architectural brilliance and our pristine beaches of the Mid North Coast are close-by. We have also investigated the letting potential tariffs for 325 Burraneer Rd and can provide the following indicative rental tariffs. We cannot guarantee the accuracy of these figures as they are an estimate based on nearby holiday listings. These rates are based on an occupancy of 8 persons. 7 NIGHTS SPEAK

\$4,800 - \$5,000	HIGH	\$3,800 - \$4,200	SUMMER	\$3,500 - \$3,800	2 NIGHTS	HIGH
\$1,500	SHOULDER	\$1,300	LOW	\$1,100	Tending to be a little conservative in pricing at the outset of starting a new rental is important. It is imperative to get bodies in beds in the first year - both for revenue and reviews - which are so important for to maximise the success of a holiday rental venture. Inspections are strictly by prior appointment. To avoid disappointment and embark on your dream lifestyle, call Denise Haynes on 0414 725 482 to arrange your private viewing of 'Burraneer House.'	R & R Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.