

340 Black Swan Drive, Coutts Crossing, NSW 2460



Sold Other

Friday, 3 November 2023

340 Black Swan Drive, Coutts Crossing, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 22 m2

Type: Other



Jake Kroehnert

0411321920

\$880,000

Regretfully but surely, the time has come for our seller to downsize and welcome new owners. 340 Black Swan Drive, Coutts Crossing is an extremely unique property and as such, we expect interest to be strong. Please ensure you inspect early & offer strong. The property of approximately 55 acres is situated a brief 15-minute drive from Grafton's CBD. The convenient location allows for all the benefits of a peaceful rural lifestyle without sacrificing the ease of proximity to town. The home itself is one like no other and is extremely generous with its proportions, consisting of 4 bedrooms, the master featuring a walk-in-robe and ensuite whilst the remaining bedrooms all featuring built-in-robos. Multiple living spaces are yet another feature here that makes this property a great family home. It is clear to see the master workmanship on display throughout, from the high ceilings to the timber paneling throughout - this must be seen in person for a true appreciation for what is on offer. Please refer to the floorplan, 3D tour & video provided for an understanding of the layout on offer here. Shedding is plentiful, with the garage allowing ample space for lock-up vehicle storage with room left for a workshop. Further to the lock-up storage is the 5 bay carport to the rear of the structure and another three carports on the front side of the garage. Attached to the 5 bay carport is a second dwelling consisting of an open bedroom/living space, a kitchen & bathroom. The options for this space are endless, making the perfect teenage retreat or guest accommodation. The majority of the property is timbered, made up of various native Australian hardwood. Ideal for those who appreciate nature. A large dam ensures water year-round. Notable features include:

- Approximately 55 acres
- 4 bedrooms
- 2 bathrooms
- Multiple living spaces
- 3 x air-conditioners
- 3.5kw solar system
- 2 x water tanks
- 8 bay carport
- Rental appraisal \$600 per week

Regretfully but surely, it is time to welcome new owners. As you know, there can only be one, so please declare your interest promptly. Contact Jake Kroehnert & Tayla Lavender from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.