

**37 James Street, Girards Hill, NSW 2480**



**House For Sale**

Tuesday, 12 March 2024

**37 James Street, Girards Hill, NSW 2480**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1113 m2**

**Type: House**



Chris Williams

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**\$1,075,000 - \$1,180,000**

Nestled high on Girards Hill, this immaculately presented property offers panoramic views overlooking the Lismore township. With its elevated position the lush greenery surrounding the home creates a natural barrier, providing a sense of space, privacy, seclusion and tranquillity. Set over 2 levels the spacious design seamlessly flows between the multiple living spaces with 4 spacious bedrooms, ducted air-conditioned throughout, and multiple options for entertaining. The large kitchen features polished timber floors, large benchtop, dishwasher with plenty of storage and ample cupboard and bench space. The lounge room and adjacent dining leads directly onto the front timber deck (15m x 5.1m) with sweeping valley views of the distant mountains, perfect for entertaining and enjoying the exceptional afternoon breezes. Master features large walk-in robe and captures the stunning views with direct access onto the main deck. The flexible floorplan offers an array of possibilities. Downstairs is packed with opportunity and offers ample storage and workshop space,, 2nd toilet/shower & laundry with an extra living area perfect for large families, dual living, teenagers retreat or potential rental accommodation with a large bedroom with its own private access. Outside is the generous size block with something for everyone to enjoy, whether it's a poolside barbecue a swim in the inground salt water pool or relaxing by the patio in rainforest backdrop that surrounds, this property is a perfect place to enjoy in summer. With easy access through Dawson Street, along the driveway there is spacious freestanding carport, with off-street parking, and extra space, which allows you enough room for a trailer, boat and caravan. Seize the chance to make this mountaintop haven your own, located in a family friendly neighbourhood perfect for the young family, this home is situated within walking distance to schools, shopping centres and Lismore CBD and is a unique opportunity to own a stunning property in the very popular Girards Hill. With so much on offer an inspection is a must, please call Chris Williams on 0428 333 447 to arrange a time.