

**39A Granuaille Road, Bangalow, NSW 2479**



**House For Sale**

Wednesday, 29 May 2024

39A Granuaille Road, Bangalow, NSW 2479

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 412 m2**

**Type: House**



JulieAnn Manahan

0266805000

## Auction, if not sold before

**\*\* Bidding Guide: \$1.46m - \$1.6m \*\* Private Inspections Welcome!** Imagine this... greeting the dawn with a steaming cup of coffee in hand, surrounded by the awe-inspiring panoramic views that stretch before you. No need to dream any longer - this spectacular home, nestled in the coveted heart of Bangalow, is your reality waiting to unfold. Now is the moment to seize and immerse yourself in the quintessential Bangalow lifestyle like never before! Take a leisurely stroll into the picturesque village or embark on a short 15-minute drive to the vibrant energy of Byron Bay. Positioned for perfection, this property promises the country lifestyle you've always dreamed about. Let's explore! The stylish modern interior offers an unparalleled sense of expansiveness. Watch the sunrise from the balcony as you feel cocooned in the serene hills of Bangalow. Renovated to capture the light, views, and sun, the space has everything you could hope for. Sunlight floods every corner throughout the year, so you can bask in the warmth from the front balcony to the back deck and yard. Features of this beautiful property include: Exquisite open plan living. Cleverly designed with whitewashed beams, downlights and gleaming floors, the stylish white with black accent interiors evokes a sense of modern sophistication. Your eyes are instantly drawn to the French doors which capture the mesmerising view and open to the expansive deck. Perfect for alfresco dining, sunrise cups of coffee, and wine time with friends, the sun-drenched deck will become your entertaining haven, or your place for peaceful reflection. A foodie's paradise. The kitchen is a cook's dream with a magnificent six-burner gas cooktop and oven, concrete benchtops, a dishwasher and ample storage space. The ideal spot for engaging conversations while the culinary magic unfolds. The chic wall tiling and elegant plantation shutters complete the scene. Sleep sanctuary. Whether it's unwinding after a long day or preparing for a new adventure, the generously sized bedrooms offer a sanctuary where relaxation reigns supreme. With built-in wardrobes, organisation meets elegance, and ceiling fans and reverse-cycle air conditioning provide a restful night year-round. Bathroom retreat. Reminiscent of a day spa, let your cares drift away as you soak in the tub. Dual basins for added convenience, complemented by sleek wall and floor tiles, plantation shutters, and modern tapware and fixtures, offer an impressive aesthetic. Private oasis. This meticulously landscaped tiered garden offers tranquillity and seclusion, shielded from neighbouring eyes by clever bamboo and green screening. As day transitions to night, the garden transforms into a magical space with ambient lighting illuminating the walls adorned with striking sculptural agaves and tropical plants. Lush grass invites barefoot exploring, while the DA approval for a pool means every day could feel like a holiday. Workshop and garage. With room to play, create your workshop space in this oversized garage and storage area. With 7sqm there's plenty of room to whip up that creation or store the camping gear. There are 6W single phase hybrid solar panels. Approval to extend and a pool. This is an amazing 'key-turn' home ready for the right buyer with spectacular views and even more options with DA approved pool and extension. You can walk in and enjoy a completed home with nothing to add, or you can take advantage of the upscale options. This is a rare and unique opportunity in the gorgeous sought-after treescape heritage town of Bangalow. Easy access. With two street entrances - from both Granuaille Road and Lot 19 Campbell Lane - this property offers many possibilities and easy access. Walk directly into town, crossing the rail tracks to reach the main street. Wander to the Saturday markets for fresh produce and walk the kids to school, the location couldn't be more convenient. There's so much to love about this home. Brimming with beauty and tranquillity, it's an idyllic space to create forever memories. Discover your community "Bangalow is a small town overflowing with joy and charm," says the owner. "It offers everything you could possibly want and more - delicious food, excellent coffee, vibrant events, scenic parks, a picturesque primary school, and stunning homes. But what truly makes Bangalow special is its people. Here, our family have forged deep friendships that have become like family. The town is a melting pot of individuals from diverse backgrounds and experiences, all united by a shared purpose: to build a supportive community, to look out for one another, and to have fun together!" Only 15 minutes from Byron, this is the best of both worlds. Venture to Main Beach, Belongil or Wategos for a swim or go for a walk around the lighthouse. Explore the stunning scenery around Bangalow, such as Minyon Falls and Nightcap National Park. Need to be somewhere else? Bangalow is conveniently only 20 minutes from Ballina/Byron Airport, and 40 minutes from the Gold Coast Airport for all you national and international destinations. Are you ready? Let us help you make the dream a reality. MANA - putting the soul into local real estate. Call Julie-Ann Manahan today 0411 081 118. **'DISCLAIMER'** All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you and has been provided to M & M Property Consultants (Australia) Pty Ltd t/as Mana RE by third parties. This Information should not be relied upon alone and you should make your own enquiries and seek legal advice in respect to all information about

the property contained in this advertisement.