

432 Gumma Road, Gumma, NSW 2447



Acreage For Sale

Friday, 3 November 2023

432 Gumma Road, Gumma, NSW 2447

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Acreage



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Contact Agent

This unique country homestead with a touch of captivating flair has so much for you to appreciate, that you will need to book an inspection to fully grasp everything that the location, aspect, space and design has to offer. The current owners have enjoyed entertaining their family and friends over the years in the spacious undercover al fresco area overlooking the level and easy-care paddocks below. The enormous and character filled kitchen is both open plan and functional with a breakfast bar and leads to the dining room which flows outdoors to the rural view and BBQ/al fresco area. Inside you have everything you need to make life easy and enjoyable including the convenience of two bathrooms which consists of the large central main and privately positioned ensuite, mud room at the rear of the house, lounge area with wood fire, air conditioning and distinctive timber work throughout. The three bedrooms are located away from the main hub for privacy and peace, they are climate controlled with ceiling fans and large windows to allow for the coastal breezes. The main bedroom features a private retreat ideal for reading or additional space to enjoy some quiet time, ensuite bathroom, walk-in robe and direct access to the rear yard with views over the paddocks below. We haven't forgotten those of you who love a large shed to store the tools, recreational toys and vehicles, being approximately 11m x 13m with level access from the road for ease of parking and storage. There is more than meets the eye with this shed, with a section being self-contained it lends itself to a multitude of uses. The land being 2.41 ha (approximately 5.95 acres) is ideal for a couple of horses or other livestock and pets of choice. There is even a little timber shed in the paddock which could be used for further storage or could perhaps be converted into a stable. Property features in a nutshell:- Three bedrooms with ceiling fans and large windows to capture the coastal breeze- Main bedroom has a retreat space, ensuite, walk in robe and access to the yard- The family bathroom is spacious with bath, shower, vanity and centrally located- The kitchen has a sprawling layout and adjoins the dining room and al fresco area- Appliances include an electric oven, dishwasher, gas stove and microwave space- Fireplace, air conditioning, ceiling fan and coastal breezes in the lounge room- Hardwood floors throughout, large laundry with mud room adjacent to the rear door- Verandahs on two sides plus a large, covered entertainment area with rural views- 11 m x 13 m shed, self-contained section, level access, additional storage- Elevated homestead, overlooking fenced paddocks below- Estimated 18 x 370-watt solar panels with a 5-kw inverter installed in 2021- Approx. 3 kms to Gumma Reserve with boat ramp into Warrell Creek- Approx. 5 kms to Macksville CBD with town amenities, cafes, supermarkets, schools- Approx. 18 kms to Nambucca CBD and a little further to family friendly beaches- Approx. 22 kms to the surf at Scotts Head by road, Coastal Breezes- The Sounds of the ocean waves that travel across adjoining farmland- The Nambucca River and Warrell Creek nearby for fishing and boating- 3 x water tanks and small lily filled dam, which provide an abundance of water

Disclaimer:All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.