

438 Italia Road, East Seaham, NSW 2324



Sold Other

Monday, 28 August 2023

438 Italia Road, East Seaham, NSW 2324

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 3 m2

Type: Other

\$1,250,000

Set on 3.41ha (8.42 acres) of beautifully maintained fertile land is this charming custom-built cavity brick home that provides a private country retreat conveniently only 13 minutes to local shopping, more importantly direct access to the riding trails in the state forest which adjoins the property! This country home is fully fenced with the house paddock overlooking a picturesque rural setting. It also includes a timber round yard, shedding set up for horse floats, 2 dams and 5 stock proof paddocks. This spacious family home sits in a little valley and welcomes you through the main entrance into a stunning grand lounge, dining, and kitchen area with blue gum polished timber floors flow throughout the traffic areas, an open cosy fireplace with intricate brick work, plus a slow combustion fireplace, exposed raked cathedral ceilings. This open-plan space has a ceiling fan and a reverse cycle air-conditioner. Windows are positioned to take in beautiful views and fill the home with loads of natural light. Glass doors spill onto a 2.4m wide covered verandah on the north and eastly sides which extends the living areas. The Tasmanian Blackwood kitchen overlooks the living areas, has custom built cabinetry with loads of under bench storage and preparation area, breakfast station as well as a feature timber bar. Glass cooktop for easy cleaning, under bench oven and dishwasher. There are four good size bedrooms with ceiling heights of 2.4m, 3 with ceiling fans, all carpeted, mirrored robe built-ins and direct access to the family bathroom with a beautiful lead light feature window. Separate toilet. The laundry has great storage and a second toilet. A real bonus is the 6.5m x 12m shed, fitted with modern amenities, including kitchen, and bathroom, large living area with a slow combustion fireplace, reverse cycle air conditioner, 2 bedrooms with ceiling fans and a covered veranda. It is fenced with dog proof wire and suitable to keep young children safe. 2 x 19,000 litre water tanks feed the house. 1 x 1,000 litre supplies the granny flat. 40-foot shipping container. Self-managed waste water system with sprinklers. In addition, is a 6m x 6m colorbond shed double garage door access, plus 6x9m carport, providing loads of covered parking for horse floats or a caravan. The acreage has a gentle slope to the east and overlooks two dams. A seasonal creek runs on the rear boundary, five paddocks in total with stock-proof fencing.