

# 49 Hillview Drive, Yarravel, NSW 2440



## House For Sale

Monday, 13 May 2024

49 Hillview Drive, Yarravel, NSW 2440

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 1 m2**

**Type: House**



Kelly Flanagan  
0265623600

## Buyers Guide \$800,000 - \$850,000

INSPECTIONS START : 1ST June, 2024 What a great package this – big modern brick home for a family to happily spread in + a separate Council Approved granny flat for family/workspace/extra income (currently rented at \$250/wk, could get \$300/wk, quiet single lady tenant will stay or leave). This massive brick home was built in era when every care and expense was spent on building a home that would last more than a lifetime. You will feel the strength and soundness of this one even more on inspection. Resting midway on a gorgeous tree-studded block the serenity and ambience as what you dream of. - 1Ha. (2.5Ac) picturesque block with beautiful outlook- Quiet low-traffic area- House set off the road - Exceptionally built brick home with extra high ceilings – fully renovated 2 years ago.- 4 bedrooms, 2 living areas, 2 bathrooms- Enormous kitchen/dining/family area + slow combustion fire + reverse cycle air conditioning + ceiling fans- Formal lounge room- Stunning kitchen: stone benches, dishwasher, gas stove, electric oven, large fridge space, loads of draws- Eye-catching bathrooms: subway tiling, dark grout (for minimal clean & lasting looks)- Bed 1 – built-in robes and en-suite + reverse cycle air conditioning- Bed 2 – built-in robes + reverse cycle air conditioning- Bed 3 – built-in robes + ceiling fan- Bed 4 – built-in robes + ceiling fan- New paint, new carpet, new blinds, new lights- Large covered patio (insulated paneled ceiling)- Large covered rear verandah (insulated paneled ceiling)- Modern Granny Flat – 1 bedroom, 1 bathroom, kitchen/dining/lounge, deck- Dog-fenced yard- 10kW solar - Large garden/tool shed- Under 10minutes west of Kempsey – Aldavilla Primary School precinct- Under 30minutes to glorious Crescent Head beaches You can walk in and start living a fantastic lifestyle from day one. Amazing value. Be quick. Call and place your interest any day, anytime.