

58 Clearview Road, Coutts Crossing, NSW 2460



Sold Lifestyle

Thursday, 7 March 2024

58 Clearview Road, Coutts Crossing, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 4 m2

Type: Lifestyle



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\$690,000

Exceptional design, meticulous maintenance, and tranquility combine to make your rural dreams come true at 58 Clearview Road, Coutts Crossing. From the high raked ceilings in the living space, the wrap around verandah, the gardens, the shed and driveway with convenient turn-around section - rarely does one encounter small acreage so well looked after and thought out. About 15-20 minutes from Grafton and 5 minutes from Coutts Crossing, accessibility is matched by comfort from the moment you arrive. The journey is smooth, with a sealed driveway leading you through the property set back off the road from Clearview Road, ensuring privacy and security. The condition of the home makes it hard to believe that it was originally constructed in 1994 as the residence has evolved with time, undergoing significant renovations. Step inside to discover a kitchen that serves as the heart of the home, boasting a generous 1.1m wide stove and oven complete with a plate warmer. Ample bench space surrounds you, facilitating a spacious and open layout, enhanced by high raked ceilings. Year-round comfort is ensured with air conditioning and ceiling fans throughout, complemented by not one, but two woodfire heaters - one nestled indoors and another gracing the back veranda, inviting you to unwind with a cup of tea or a cold beer amidst the serene surroundings. There's no need to worry about water here, with rain water that is collected in three large tanks totaling 15,000 gallons, complemented by a dam equipped with a pump system irrigating various locations, including the orchard, vegetable garden, and decorative garden - another quiet spot to savour your preferred beverage. Our vendor has stocked the dam with silver perch and the agent is keen to catch one. There is a second, smaller dam on the property near the front fence. Other utilities - the property is connected to mains power with approx 5.3kw of return to grid solar and there is a Bio Cycle septic system in place for waste. Designed with lifestyle and animals in mind, the property features facilities for horses, chickens, and sheep, dog-proof boundary fencing in place along with a productive corn crop. The shed offers ample space for three vehicles and potential for conversion into a studio, teenager's retreat, or granny flat, with plumbing already in place. Please note that the steel yards are not included in the sale of the property. This property will be selling at Auction Monday 25th March, 6:00pm at Elders Real Estate Grafton - 70 Pound Street, Grafton. With nothing left to do but move in and relish the ultimate low-maintenance country lifestyle, 58 Clearview Road beckons as a sanctuary where every detail has been meticulously curated for your enjoyment. For more information or to declare your interest contact Melissa Dayes on 0467 000 447 or Paulene Lander on 0423 906 093. Melissa Dayes Licence No. 20310310 Paulene Lander Certificate No. 03653301

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