

**593 Laytons Range Road, Nymboida, NSW 2460**



**Other For Sale**

Friday, 10 May 2024

593 Laytons Range Road, Nymboida, NSW 2460

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 92 m2**

**Type: Other**



Jake Kroehnert  
0411321920



Tayla Lavender  
0422260192

## AUCTION

Auction Details: Wednesday 19th of June 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Nestled amidst the serene bushland of Nymboida and spread across a sprawling 228 acres, this grand family home at 593 Laytons Range Road offers an unmatched lifestyle opportunity. A true retreat from the hustle and bustle, yet only 40 minutes from the amenities of Grafton's CBD, this property is a rare find designed for those who cherish space, luxury, and nature. A property like this simply will not be found elsewhere. Here is your chance to secure one of the most unique and versatile lifestyle properties that our region has to offer. Our sellers have given clear instruction, a sale is required to pursue other financial initiatives ASAP. Be sure you are present at our auction on 19th June 2024 to ensure you don't miss out! This exquisite home boasts five generously-sized bedrooms, each a testament to comfort and style. The master suite is a lavish escape, featuring a giant walk-in robe and an elegant ensuite, making it a true parent's retreat. Complementing the sleeping quarters is a dedicated office space, ideal for those who work from home. Central to the home is the expansive open plan area that includes a kitchen, dining, and living space. The kitchen is a chef's dream with high-end appliances such as a Belling oven and a built-in fridge, coupled with ample bench and storage space. This area is beautifully accented by a cosy fireplace, creating a warm and inviting atmosphere. The living area extends seamlessly onto a 15-meter-long deck, perfect for entertaining and soaking in the panoramic views of the lush property. The deck overlooks the fenced paddocks and bush beyond, predominantly native forests that offer privacy and an abundance of natural beauty. Please refer to the floorplan and video provided for an understanding of the layout. For those who enjoy equestrian pursuits, the property is equipped with round yards, stockyards, and large stables that include two stables, a car space, a tack room, and a workshop. The bonus of a giant stand alone solar system and five water tanks ensures sustainability and self-sufficiency. Additional luxuries include an outdoor bath and shower, a gorgeous fire pit area for evening gatherings, and a 5-bay carport. The property also features a charming cottage, perfect as a teenage retreat or guest accommodation, complete with its own kitchen, dining, living space, bedroom, and bathroom. Notable features include:- Approximately 228 acres - 5 bedrooms + office - 2 bathrooms - 1 bedroom, 1 bathroom cottage - 5 x water tanks - Round yards & stock yards - 5 bay carport - Stables - Horse riding arena - Stand alone solar system 593 Laytons Range Road is more than just a home; it's a resort-like haven that promises a lifestyle of peace, privacy, and pleasure. An entertainer's delight and a once-in-a-lifetime property, it beckons those who dream of owning a substantial piece of paradise. Don't let this unparalleled opportunity pass you by. Inspect early and offer strong. Contact the Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.