

**60 Butlers Road, Bonville, NSW 2450**

**Sold House**

Friday, 29 March 2024

60 Butlers Road, Bonville, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



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**\$1,650,000**

'Picture perfect' describes this acreage in peaceful Bonville. For those seeking a home with a country feel and plenty of space, this six acre property and its four bedroom, single level home, will top the list. The easy-to-maintain land, with plenty of sunshine, room for pets, larger animals, children and the necessary toys/vehicles, provides the rural feel and opportunity for a lovely country lifestyle. Simple pleasures equate to a happy lifestyle, and children & pets will be in their element enjoying the fresh air and space, with the prospect of a pony or two in the fenced paddock. The 5 year old, modern, spacious single level home speaks for itself. Add to that the fabulous shed, storage for caravan, vehicles, toys and more, and your rural lifestyle is almost complete. Finally the fenced paddocks and second shed/stable complete the picture, with the property ready for the equestrian minded members of the family (currently the home of Minnie, the family horse). The beautifully presented four bedroom home provides comfort, space and a clever floor plan. With ample living and entertaining space (including a media room, games room and separate office/den) and an open plan layout featuring a beautiful family kitchen with butler's pantry, the new owners will not be left wanting. The main bedroom/retreat (together with walk-in robe and ensuite) is positioned at the northern end of the house with the other bedrooms and main bathroom at the other. Outside the covered alfresco terrace will be the go-to for morning coffee and entertaining with family & friends. Blinds have been installed for extra protection. Comfort and economy-wise, there is ducted air conditioning as well as solar power (6.6kw system). This very quiet location is deceptively close to town, Sawtell, the airport, beaches and walking/riding tracks and trails. Any enthusiastic golfers looking at this property will be delighted to know too that the award-winning Bonville Golf Resort is "just up the road". Land size 2.492 ha / 24,920m<sup>2</sup> / 6.158 acres Zoning R5 (Large Lot Residential) and C2 (Environmental Conservation) Council rates \$2666 pa Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.