

**8 Procter Place, Nowra Hill, NSW 2540**

**Raine&Horne.**

**Sold House**

Wednesday, 15 November 2023

8 Procter Place, Nowra Hill, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



Jared Cochrane

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## Contact agent

From the moment you enter the gate you will know you've found something special. This property is a place where calmness calls, fusing relaxed luxury with picturesque tranquillity spanning 1.88 hectares. The residence has been thoughtfully designed in consideration of the surrounding landscape, conjuring an exceptional feeling of space with 9ft ceilings and a light & natural colour palette throughout. The gourmet kitchen is the heart of the home, complete with a spacious island bench, gas cooktop, electric oven, dishwasher, 1,200 fridge space, under-bench microwave, and a walk-in pantry. Entertaining guests is a breeze in the open plan living and dining area that flows effortlessly onto the outdoor alfresco area overlooking the sparkling inground pool. And when it's time for some downtime, retreat to the formal living room or theatre room for some relaxation. The master bedroom is a true parents' retreat, complete with a spacious walk-in robe and luxury ensuite. The other bedrooms are equally impressive, featuring built-in robes and ducted air-conditioning. The main 3-way bathroom provides added convenience for large families, with a large shower and bath, double basin sink, and a separate toilet. But that's not all - this property also boasts a host of additional features, including an electric entrance gate, ducted air-conditioning throughout, a double lock-up garage attached to the main house, and a double garage colorbond shed with two open bay carports, workshop space or tack room and an additional uncovered parking bay. For horse lovers, there are three workable paddocks with trough water connections, electric fencing, and the property is securely fenced. There is a seasonal creek at the rear of the property. Additional features: - Electric entrance gate - Ducted air-conditioning throughout - Double lock-up garage attached to main house - Double garage colorbond shed with two open bay carports + additional uncovered parking bay - 3 x workable horse paddocks, trough water connections - Electric fencing, fully fenced - 22,000L water tank - Fruit orchard with mandarin & peach trees, vegetable garden - 2 x clotheslines - 1.6kw solar system (6 x solar panels) - Solar heated, inground salt water swimming pool with waterfall - Built in BBQ area with stone bench & bar - Internal laundry with built-in storage & under bench washing machine space - Alarm system Experience the ultimate in relaxed luxury living, contact Jared Cochrane today to make an inspection or for more information. Jared Cochrane - 0404 210 824 [jared.cochrane@nowra.rh.com.au](mailto:jared.cochrane@nowra.rh.com.au)