

80c Braford Drive, Bonville, NSW 2450



Sold Acreage

Friday, 25 August 2023

80c Braford Drive, Bonville, NSW 2450

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 5900 m2

Type: Acreage



Peter Stone



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0400081626

\$1,400,000

Your new home has a lovely north facing aspect allowing it take advantage of the sun's natural warmth. The extensive outdoor patio traps the sunlight perfectly creating the ideal space for you and your family to start the day all year round. The space is also ideal for entertaining friends and family due to its large open plan design and its easy access to the kitchen. The current owners have enjoyed many years cooking BBQ's, playing pool and having friends over for a beer or a cocktail. The space opens onto a huge back yard providing two level pads to utilise for whatever you desire. The lawn is surrounded by a gentle meandering creek and an extensive array of plant species, this combines effortlessly with the sounds of the birds and wildlife that play around the property to create the perfect soundtrack to your new home. This energy efficient home was built in 2000, it has an extensive solar setup which powers the home, work shed and the garage and allows for minimal electricity bills. Water is also not an issue as the home offers access to bore water and a 20,000 gallon water tank. This property is ticking the boxes as far as energy rating is concerned. Upon entering the home, you will be greeted by an abundance of space and natural light. The kitchen is well positioned as the heart of the home providing ample space including a conveniently positioned butler's pantry, with all the modern conveniences including multiple power outlets and USB ports. The room allows for maximum interaction with guests and family due to its design and position from the lounge room which has an indoor fireplace and dining area which has two appropriately placed French doors. This allows for maximum interaction with guests and constantly invite you to interact with the exterior spaces. The aspect from the kitchen will allow for you to prepare meals and keep an eye on the kids while they play in their large level back yard. The interior of the home offers: 4 queen sized bedrooms (2 with walk-in robes), 2 recently renovated bathrooms and an office space. There are 2 car spaces with the garage already being converted to accommodate entertainment, music, art studio or a separate dwelling for an older child. You will find the recent bathroom renovations have been carried out to a high standard and the floor tiles run seamlessly throughout the entire home and outdoor entertainment area allowing for easy cleaning and minimal maintenance. The location is extremely desirable. Bonville is a township rich with farming history and Braford Drive is no exception with the large tree in the back yard being the original gathering place for the farm hands after a long day in the fields. The property is giving you and your family 5,900 m² of prolific gardens, level lawns with a breathtaking freshwater creek as your boundary. The home is also positioned just 10km to Sawtell, the iconic coastal township that provides all the necessary conveniences including dining, retail and entertainment. Coffs Harbour is only 13km's away and provides an airport, railway system, hospital and medical facilities, a great selection of schools and of course the University. An array of magical beaches also stretches north and south of your new home providing the perfect elements for surfing, fishing, diving, snorkelling or simply just relaxing with your family and friends. If you are looking for a beautiful park like setting that provides ample space for you and your family to thrive, then look no further. Ring Buzz or Peter for a private inspection at any time that is convenient. 80c Braford Drive can now be yours. Disclaimer: All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice. - 4 bedrooms, 2 bathrooms - Extensive solar array (10 Kw) - Outdoor entertaining area - Huge grassy lawn - Double bay powered shed - Undercover 2 car carport - Converted garage - Air conditioning throughout - Open fireplace - Tank water and bore - Freshwater creek - Abundant plant life - Fertile soil - End of cul de sac