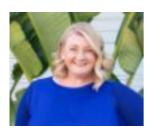
## 81 Ala Moana Road, East Kurrajong, NSW 2758 House For Sale



Monday, 23 October 2023

81 Ala Moana Road, East Kurrajong, NSW 2758

Bedrooms: 5 Bathrooms: 2 Parkings: 5 Area: 3 m2 Type: House



Renae Darlington 0403056590

## **Just Listed**

Set on a quiet no through road, surrounded by large acreage properties is this dual occupancy residence, perfect for two families or those looking for an acreage lifestyle with an additional income stream! The property is 8.94 acres with a 207m road frontage, large livestock paddock, dam, bore and shedding. The main dwelling was built in the 1960's and has a mid-century modern style, featuring ducted air conditioning, 2.7m ceilings and a beautiful light filled interior with its floor to ceiling windows. The second residence was completed in 2016 and features an open plan Kitchen, living and meals area with a vaulted ceiling and slow combustion fireplace as well as two bedrooms, bathroom/laundry and two outdoor entertaining areas. For the hot summers days there is an above ground salt water swimming pool and the property is just 8 minutes from Kurrajong Village and 13 minutes from North Richmond. Main Dwelling • 2.7m ceilings, ducted air conditioning, ceiling fans • ②Open plan family and meals area with a slow combustion fireplace • ②Open plan living and dining area with floor to ceiling front windows • Timber kitchen with electric cooking appliances and dishwasher, servery to the dining room, walk in pantry •2Three bedrooms all with built in wardrobes •2Bathroom with separate toilet ● ②Undercover timber deck ● ②Storage room under the house with laundry facilities ● ②60,000L & 5,000L water tanks Second Dwelling ●②Open plan kitchen, living and meals area with a vaulted ceiling, split system air conditioning and slow combustion fireplace • Black kitchen with electric cooking appliances and dishwasher (island bench isn't an inclusion) • 2Two bedrooms, master with a walk-in wardrobe • 2Combined bathroom and laundry • 2Full length rear timber deck overlooking the property • ? Breeze-way/entertaining area connecting the two homes • ? 2x 20,000L water tanks • ②Separate power External • ②Above ground salt water swimming pool • ②Fenced livestock paddock • ②Out house/tack & feed room • 26.8x8.5m shed • 2 Circular driveway, carport at the front of the main house • 23 phase power • 2 Bore (pump needs to be added to be operational), dam ●28.947 acres/3.621 hectares All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.