

**82 South Arm School Road, South Arm, NSW 2460**



**Sold House**

Friday, 12 April 2024

82 South Arm School Road, South Arm, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



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**\$970,000**

Discover the epitome of rural elegance at 82 South Arm School Road, Woodford Island. This residence seamlessly combines contemporary living with a refined country ambiance, offering a sophisticated lifestyle in a tranquil setting. Situated on a sprawling 5-acre parcel in an elevated residential enclave of the island, this property stands resilient against flooding. Conveniently located, it provides easy access to essential services in both Maclean and Grafton, as well as proximity to the North Coast's premier coastal destinations. The residence exudes charm, strategically positioned to capture refreshing north-easterly summer breezes and bask in the warmth of winter sun. Efficiency meets sustainability with 18 rooftop solar panels, solar hot water, and an 8.8 kWh battery, ensuring minimal energy bills. A standout feature is the wrap-around verandah, offering panoramic views of open grazing paddocks and distant cane fields. This covered entertaining space is versatile, catering to all weather conditions. Internally, the home boasts an open-plan layout, seamlessly connecting the kitchen, living, and dining areas, extending effortlessly onto the verandah. The bedrooms, situated on the upper level of the split-level home, are generously sized, each equipped with built-in robes. The main bathroom, complete with a separate toilet, conveniently services both bedrooms and guests, with an additional bathroom in the detached laundry. Thoughtfully landscaped gardens feature a mix of native and exotic plants, attracting a diverse array of birdlife and native fauna. Productive trees, a fenced herb garden, and raised veggie beds contribute to self-sufficiency. A three-bay garage and workshop, along with a three-stable shed, provide ample space for vehicles and potential equestrian pursuits. The lower portion of the property is dedicated to open grasslands, fostering nesting, breeding, and foraging grounds for specific bird species. The creek boundary of this area has been rejuvenated with native plantations, attested by the current owners' documentation of 115 bird species observed throughout changing seasons. Designed to accommodate horses, cows, or to simply enjoy as is, this 5-acre haven is a bird lover's paradise. 82 South Arm School Rd ensures a timeless investment, offering a productive and dreamlike lifestyle for those fortunate enough to call it home. This property, meticulously crafted for contemporary living with an eye toward the future, beckons those in search of a home with space, views, and minimal upkeep. Immerse yourself in abundant birdlife, coastal proximity, and the fulfillment of a rural dream. For more information or to declare your interest contact Benny Holder or Candy Boulton on 0491 616 380. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578 **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters