

**86 Sproule Drive, Alstonvale, NSW 2477**



**House For Sale**

Wednesday, 12 June 2024

86 Sproule Drive, Alstonvale, NSW 2477

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 5 m2**

**Type: House**



Les LewisHughes

0457200210

**\$1,650,000 - \$1,750,000**

Welcome 86 Sproule Drive, Alstonvale - an extraordinary 13-acre rural lifestyle property nestled in the premier rural subdivision atop the plateau. This rare gem offers a harmonious blend of space, privacy, natural beauty, and convenience, creating an unparalleled opportunity to experience a dream rural lifestyle. Conveniently located just 7km from Alstonville, 40km from Byron Bay, 23km from Ballina, and 19km from Lismore, this property offers the perfect balance of rural tranquility and accessibility to amenities and attractions. Stepping inside the charming residence, you'll be greeted by the inviting warmth of 9-foot ceilings and the crackling comfort of a fireplace, perfect for cozy evenings with loved ones. The home features three generously sized bedrooms, offering ample space for family and guests. The main bedroom boasts an ensuite bathroom and walk-in robe, providing a private sanctuary. For those with expansion in mind, the attached double garage presents a versatile opportunity for conversion into additional bedrooms and living. Outside, an enchanting rotunda beckons for alfresco entertaining or leisurely mornings spent sipping coffee amidst the serenity of nature. A tranquil creek meanders through the heart of the property, enhancing the serene atmosphere and offering a peaceful retreat. The property boasts three expansive and usable paddocks, perfect for those with equine or agricultural pursuits. Among the lush greenery, you'll discover a bounty of established citrus and avocado trees, providing both beauty and practicality to the land. An extra-high double carport offers convenient storage for a caravan or motorhome, allowing you to embark on adventures at a moment's notice. There is also a single lock up garage and triple carport, providing ample space for additional vehicles or farm equipment. Don't miss your chance to embrace the rural lifestyle you've always dreamed of. Arrange your inspection today and prepare to embark on a journey of unparalleled rural living.