

# 9 Timbertop Court, Valla, NSW 2448

cardow + partners

## Acreage For Sale

Wednesday, 31 January 2024

9 Timbertop Court, Valla, NSW 2448

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: Acreage



Tennille Cardow  
0458218563

**\$1.18m - \$1.2m**

This property is an exciting purchase, featuring a spacious modern home, beautiful small acres with room for a horse, and just 4.4 km away from Valla Beach. The house boasts 4 bedrooms, 2 bathrooms, 3 living areas, and a double lock-up garage, with a comfortable area of 256m<sup>2</sup>. The floor plan includes a parents' retreat, media room, and ducted air conditioning. The home faces north, receives beautiful sunshine year-round, and offers lovely views over the property. The property also boasts magnificent grounds with lots of Lilly Pillies for screening, and a 3.4-acre block set back privately from the road. There is ample room for fruit trees, children to play, veggie gardens and a pool. A granny flat (subject to council consent) could be added to accommodate extended family or guests. There is a level pad perfect for a shed, with 3 phase power and good access for trailers, machinery, etc. The sealed road from the highway makes it easy to get here. This property is located in a sought-after area just 11.6km from Nambucca (shops, cinema, fishing, etc), 24.6km from Bellingen (boutiques, cafes, art and culture, etc), and 38.2kms from Coffs Harbour (major retail and industrial centre, airport, etc). The owners are reluctantly selling, and Tennille Cardow 0458 218 563 is available to show you around at a time that suits you.