

# 9 Wonga Court, Gulmarrad, NSW 2463



## House For Sale

Saturday, 18 May 2024

9 Wonga Court, Gulmarrad, NSW 2463

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 4320 m2

Type: House



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## **Auctioned 21st June - Maclean Auction Room**

With the green corridor reserve as the backdrop, 9 Wonga Court, Gulmarrad is a property where a 'tree change' and 'sea change' overlap in one of the North Coast's true growth areas. Gulmarrad is a suburb that has recently been discovered outside of our local area and is considered a very desirable place to live, with everyone on flood free small acreage allotments. It's located between the vibrant riverside township of Maclean (7.5km - 9 minute drive) and the pristine coastal playgrounds of either Yamba (21km - 20 minute drive) or Brooms Head (18km - 15 minute drive). It is north coast living at its peaceful and relaxed finest. This substantial 5 bedroom home would be the perfect place to raise a family. The open plan kitchen and dining area, combined with the three separate and independent living spaces, allows for both entertaining and privacy within the home. The outdoor entertaining area is privately positioned to take in the natural bush outlook to the rear. There is great access around the yard for future shed and or pool placement. So many times, as agents we hear from buyers that "the shed is not big enough" - well at 9 Wonga Court you can start from scratch and get the shed perfect for what you need, and that can be factored into your offer and assessment of value. Our owners are moving back to QLD to be closer to family and are keen to get that underway. They open their home to the buying public and their opinions on value. They are far from unrealistic, and they wish to meet the market and will sell prior to Auction, should a genuine offer be presented. Come along for an inspection and see if you see yourself in this beautiful property and location.