

**180 Rollands Plains Road, Telegraph Point, NSW,  
2441**



**Acreage Semi-rural For Sale**

Tuesday, 10 September 2024

180 Rollands Plains Road, Telegraph Point, NSW, 2441

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: Acreage Semi-rural**

## **Elevated Family Living: 5 Acres of Homely Serenity in Tele Point!**

Nestled high on the hill amongst wildlife, this enchanting Cypress Pine timber family residence is set on an expansive 2.02 hectares (approx. 5 acres), offering a serene escape from the everyday bustle. With four generously sized bedrooms, plus a study and parents retreat, this home radiates warmth and character, a true sanctuary that has cradled countless cherished memories and awaits your family's next chapter.

Enter the heart of the home, where the kitchen takes center stage, featuring an inviting island bench complemented by ample countertop and storage space, including a triple-door pantry. Just beyond the kitchen lies a delightful sunroom that serves as a dining area, adorned with expansive windows that frame the lush backdrop of bamboo, creating an ideal spot for quiet contemplation and relaxation.

The spacious lounge room provides an atmosphere perfect for accommodating oversized furniture or indulgent, plush seating. In the lounge room, there is a study nook which is perfect for a hobby room or homework station, or perfect storage or quiet area. Adjacent to the kitchen, a cozy sitting room boasts a combustion fireplace and reverse cycle air conditioning, seamlessly transitioning to the stunning timber deck-an idyllic setting for enjoying morning coffee or unwinding with evening drinks. This expansive deck is perfect for entertaining, featuring ample space for large tables, outdoor lounges, or even a tranquil hammock, all while allowing you to observe the vibrant birdlife or the joyful play of children in the front yard.

The master suite is a true retreat, featuring reverse cycle air conditioning, a walk-in robe, and a vast ensuite. A substantial additional room, currently utilized as a hobby space and office, presents versatile options-it could easily transform into a consulting room with private external access, a second sitting area, a parents' retreat, or even a self-contained unit with a small wet bar.

The main bathroom is thoughtfully designed to serve the bedrooms on the southern end, showcasing a generous layout with convenient access to the laundry and a separate toilet. The laundry also leads to the rear deck, which boasts built-in cabinets, ideal for organized storage.

Outdoor amenities include a ready-to-go chook pen, an open potting/garden shed, and a powered shed discreetly positioned away from the house, featuring a tilt door and expansive dimensions of 9m x 6m, along with a 3-meter-wide carport equipped with a roller door. Additionally, there is a double carport conveniently located near the house and a designated parking pad.

Additional highlights include town water, solar power with approximately 25 panels, and a 22,500-litre concrete rainwater tank, perfect for nurturing the garden. The home is equipped with instantaneous gas for added convenience.

Setback well off the road, this property offers unparalleled privacy and tranquility, making it an ideal lifestyle choice for growing families, retirees, or couples seeking respite from city life. The Telegraph Point Community is renowned for its welcoming spirit and vibrant neighborhood.

Enjoy the convenience of being just 15 minutes from Port Macquarie, 20 minutes from two other major towns-Wauchope and Kempsey-2 minutes to the local Telegraph Point Sports Club and post office, and a mere 7-minute drive to Telegraph Point Public School. This convenient location also offers school bus transport, making it an ideal choice for easy accessibility.

Access to the water to launch a boat is via Telegraph Point Picnic area and boat ramp where you can enjoy fishing, kayaking, paddle boarding, and water sports. The Wilson River lifestyle awaits with its inviting boat ramp and serene surroundings.

Pest and building reports are available upon request.

Don't miss out on this fantastic opportunity! For more information, contact Jenny Magill at 0490 403 051 to schedule a private inspection.

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