

**2 Bibb Place, Clarence Town, NSW, 2321**

**House For Sale**

Thursday, 26 September 2024

2 Bibb Place, Clarence Town, NSW, 2321

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 10**

**Type: House**



Garth Brennan

## Embrace a lifestyle of peace, privacy, and natural beauty!

Set on an expansive 8,051 m<sup>2</sup> parcel of picturesque land, this near-new, single-level home is a stunning sanctuary just moments from the tranquil waters of the Williams River. Step inside to be greeted by striking polished concrete floors that flow throughout the open-plan living spaces, creating a seamless connection between the multiple indoor and outdoor entertaining areas. With four generous bedrooms, including a luxurious master suite, this home offers ample space for family living. The stylish kitchen serves as the heart of the home, where sleek finishes and high-end appliances make entertaining a delight.

Beyond the main residence, this property offers a sparkling pool perfect for sun-drenched afternoons, a private pond for quiet moments of reflection, and a self-contained granny flat, ideal for guests or extended family. A spacious four-car garage provides ample room for vehicles and storage, catering to both adventure seekers and hobbyists alike.

### Property Highlights:

Approximately 8,051 m<sup>2</sup> of fully fenced land

Single-level, 4-bedroom home with multiple living spaces

Open-plan living area that seamlessly flows to a generously sized undercover entertaining area and an inground pool, perfect for hosting gatherings and cooling off on hot summer days

Striking polished concrete flooring throughout

Open-plan living with high ceilings that create an open and airy atmosphere

Cozy fireplace located in the main living area

Generously sized kitchen featuring a 5-burner gas Smeg cooktop, electric oven, Bosch dishwasher, and a spacious walk-in pantry

Master bedroom with a walk-in robe, ceiling fan, private ensuite with a shower and separate W/C, plus views of the pool and surrounding farmland

Bedrooms 2, 3, and 4 all offer generously sized robes and ceiling fans

Main bathroom with a shower and separate W/C

Ducted air conditioning throughout

Large windows and sliding doors that connect the indoors with the outdoors

Expansive 4-car garage, 2-car carport, and ample off-street parking options

Generously sized laundry with ample storage solutions

Portable granny flat in the backyard, offering a main living area, kitchen, bathroom with W/C and shower, and 2 bedrooms

36 solar panels and a large water tank

Scenic pond in the front yard

Conveniently located 3.6 km from Clarence Town Shopping Village, where everyday needs are met

Zoned for Clarence Town Public School and Irrawang High School

34 km to Maitland and 54 km to Newcastle, where you'll find cafes, boutique shopping, and essential amenities

Moments from the Williams River