

# 33 Pearl Cct, Valla, NSW 2448



## House For Sale

Thursday, 11 July 2024

33 Pearl Cct, Valla, NSW 2448

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 7**

**Area: 8093 m2**

**Type: House**



Andrew Dykes

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## Price Range \$1,795,000 to \$1,900,000

If you are searching for a home that has enough room for your family plus your extended family, like parents or the kids that are just starting out, HERE IT IS! You may want a home and an extra area that will generate an income, there are so many combinations here. Wow what sensational homes, north facing outdoor living is just something you will enjoy from both homes. The smaller home is 169m<sup>2</sup> with single garage and its absolutely gorgeous, boasting 2 huge bedrooms with mirrored built-in robes, ceiling fans and a bathroom that you need to see to be believed. Open plan living with reverse cycle air-conditioning and flows out to the huge north facing undercover alfresco, a MasterChef kitchen with granite benchtops and stainless-steel gas cooktop and electric oven. The main home is 239m<sup>2</sup>, double garage with attic ladder up to roof storage. 3 bedrooms all with built-ins and ceiling fans, plus the spacious master bedroom with a huge ensuite, that boasts a free-standing bath, double vanity, his and hers shower a Walkin robe. Open plan living and dining opens out to the undercover alfresco, a fantastic kitchen with island bench, Walkin pantry and granite benchtops, this area enjoys a Austwood Lachlan confection fireplace. A children's retreat/media room that could also double as 5th bedroom if needed. Daikin ducted air-conditioning and a 9.9kw solar system with battery, 27 SunPower panels, solar edge 8.25kw inverter and a Tesla Powerwall 2, Starlink internet. A sensationally positioned block of land, that is just over 2 acres backing a koala corridor, this is like having a nature reserve on your doorstep, you will never have houses just over your back boundary. Completing the property is a great sized 4 bay shed for all the toys 15 metres wide x 9 metres deep. Pearl at Valla with its exclusive 44 lots and beautiful luxury homes, is the perfect location less than 3km to quality golden sand beaches of Valla Beach, café, butcher, chemist and tavern. 10 minutes to one of the nicest river systems on the Coffs Coast for fishing or a bit of water-skiing; under 15 minutes to all conveniences Woolworths, IGA for shopping, Public & Private Schools, churches, parks and rail; some of the best tasting Thai and Indian food on the north coast and only 25 minutes to Coffs Harbour & airport...everything is at your fingertips, just the perfect spot to call home. You deserve the best, come and inspect this amazing property and then be ready to fall in love and start enjoying your new paradise lifestyle. Inspections will be by appointment only, to arrange your personal viewing, please call Andrew Dykes 0419 710 577. All information contained herein has been supplied to us or has been gathered together from sources we consider reliable. Whilst every care has been taken in obtaining and gathering the information, we give no warranty or guarantee to the accuracy of the information. We encourage all interested parties that they should rely on their own investigations and research directly information in relation to this property. All distances and drive times are as per google maps. Property Code: 411